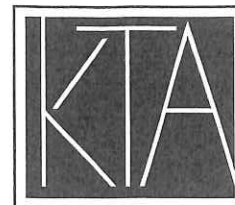


By Email

Our Ref: S3031a/3-5SMTS/24/007Lg

12 May 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Flat with Permitted Shop and Services and Eating Place
at "Commercial (9)" Zone
Nos. 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon
(Planning Application No. A/K22/47)
Further Information No. 4**

Reference is made to the captioned S16 Planning Application which is deferred by the Town Planning Board ("TPB") at its meeting on 13 March 2026.

Enclosed please find the updated set of floor plans for the lower levels of the Proposed Development with the inclusion of a connection point at 2/F and the associated supporting structure for receiving the footbridge (to be implemented by others) linking up with the planned Ma Tau Kok Landscaped Deck under the Central Kowloon Route project. Please note that a meeting is being arranged with Harbour Office and Highways Department to understand more about the latest Landscaped Deck design and the implementation programme.

We would also like to confirm that the widening of the pedestrian crossing at the junction of San Ma Tau Street and To Kwa Wan Road from 3.5m to 5.5m will be implemented by the Applicant at its own cost.

Should you have any queries in relation to the above and attached, please do not hesitate to contact Ms Pauline Lam at [REDACTED] or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Kitty Wong

Encl.: Updated floor plans of the lower levels of the Proposed Development

cc. KDPO – Ms Helen Ip (by Email)
the Applicant & Team

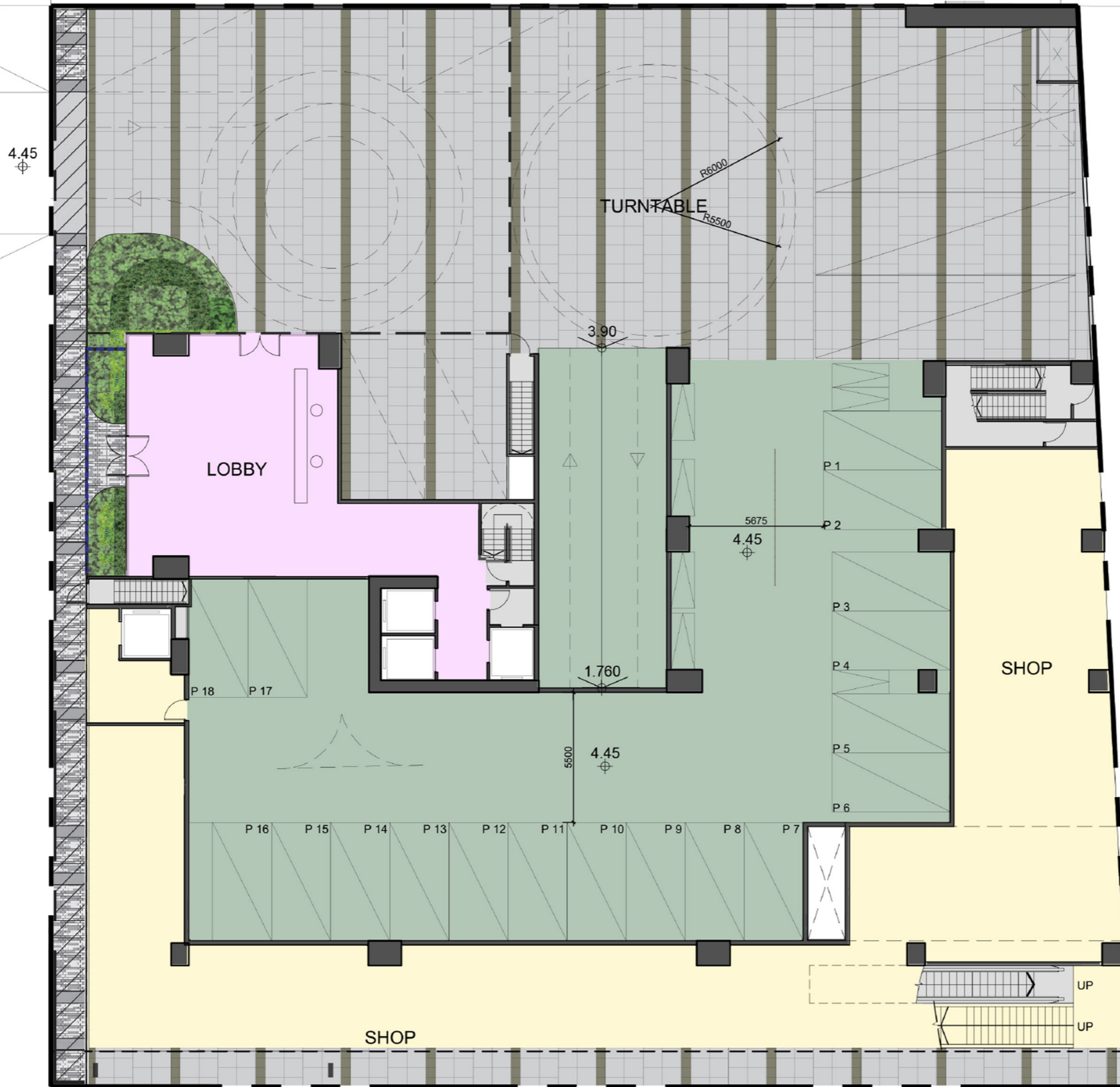
PL/KW/vy



FS 579819

紅棉工業大廈
Kapok Industrial Building

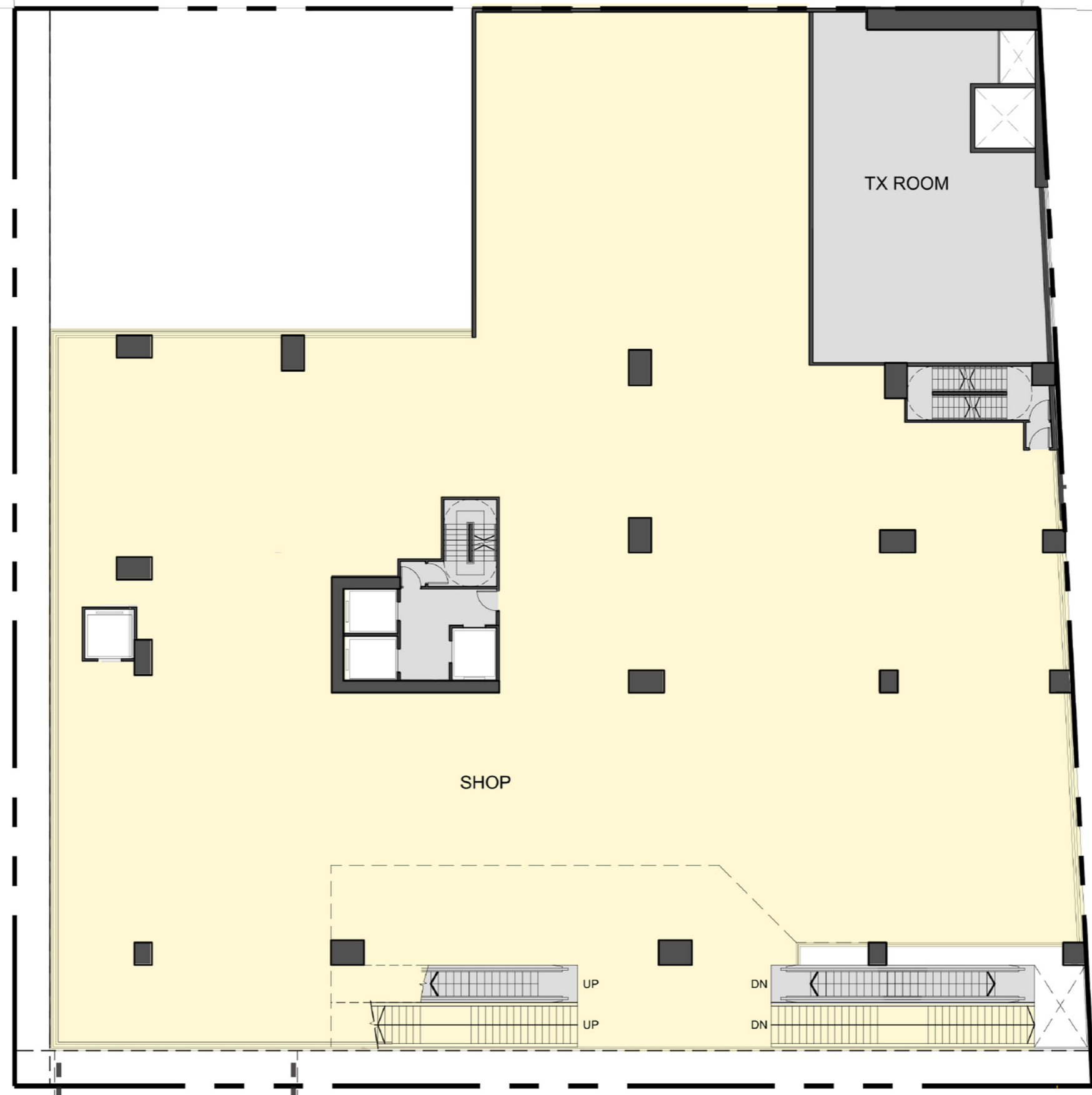
新碼頭街



DOMESTIC GFA : 188 m²
 NON-DOMESTIC GFA : 500 m²
 SITE COVERAGE UNDER 15m
 (NON-DOMESTIC): 1660m² (81.5% < 100%)
 CARPARK PROVIDED AT GF: 18 Nos.

紅棉工業大廈
Kapok Industrial Building

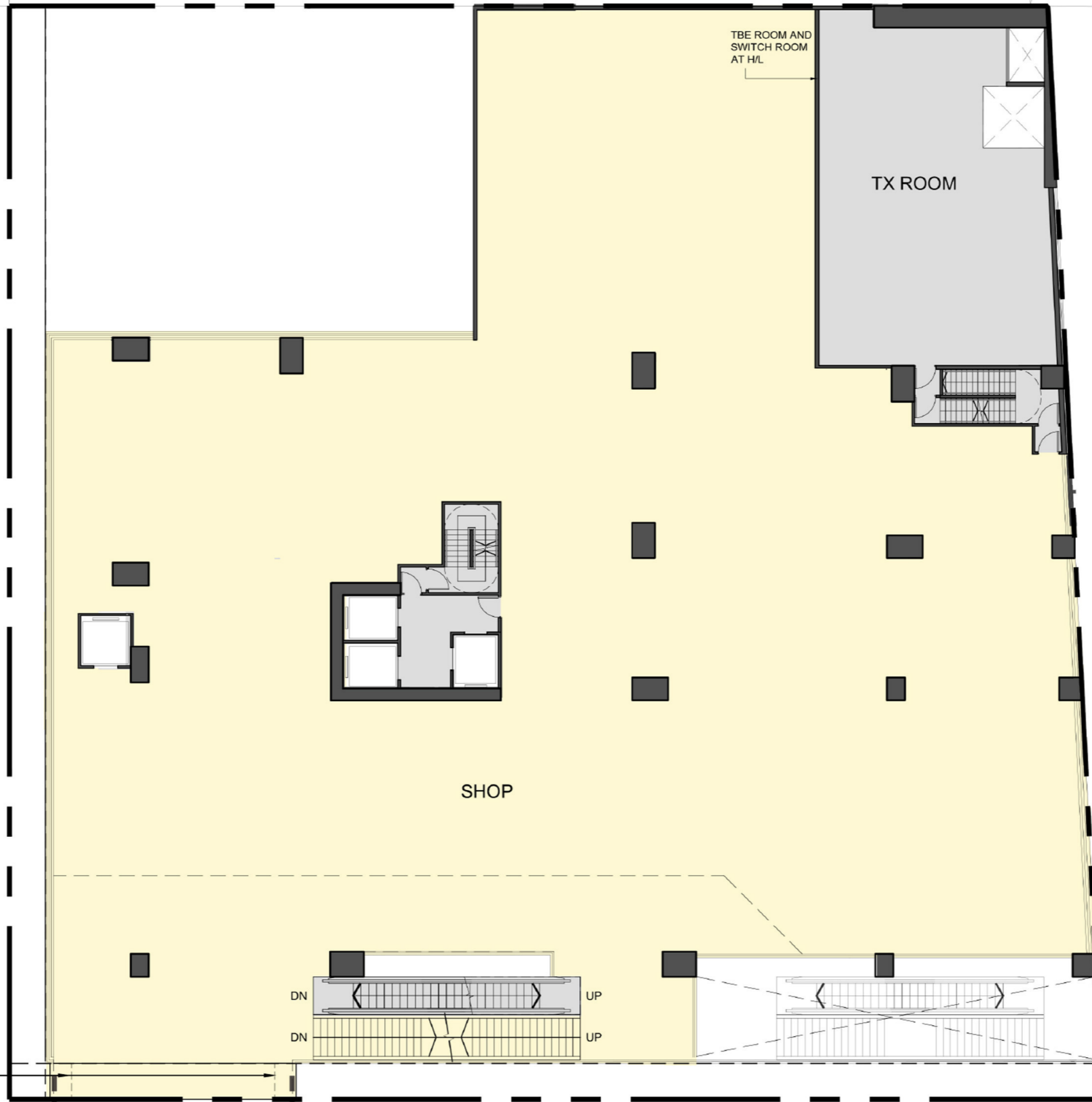
新碼頭街



NON-DOMESTIC GFA : 1440 m²
 SITE COVERAGE UNDER 15m
 (NON-DOMESTIC): 1660m² (81.5% < 100%)

紅棉工業大廈
Kapok Industrial Building

新碼頭街



SHOP

TBE ROOM AND
SWITCH ROOM
AT HL

TX ROOM

DN UP
DN UP

SUPPORTING STRUCTURE RESERVED TO
RECEIVE FOOTBRIDGE CONNECTION IN FUTURE
(TO BE IMPLEMENTED BY OTHERS)

CONNECTION POINT FOR FOOTBRIDGE
LINKING WITH MA TAU KOK
LANDSCAPED DECK (ABOUT 10M)
(TO BE IMPLEMENTED BY OTHERS)

NON-DOMESTIC GFA : 1440 m²
SITE COVERAGE UNDER 15m
(NON-DOMESTIC):1660m² (81.5%<100%)

紅棉工業大廈
Kopok Industrial Building

新碼頭街

A.6



NON-DOMESTIC GFA : 1140 m²
 SITE COVERAGE ABOVE 15m
 (NON-DOMESTIC): 1200m² (58.8% < 60%)

A.3