

Urgent Return receipt Expand Group Restricted Prevent Copy

Spencer Ka Tsun LEUNG/PLAND

寄件者: Gladys Ng <[REDACTED]>
寄件日期: 2026年03月27日星期五 16:35
收件者: tpbpd/PLAND
副本: Frankie Hin Chi TSANG/PLAND; Spencer Ka Tsun LEUNG/PLAND
主旨: RE: Proposed Conversion of the Existing Industrial Building for Office Use at 368-370 Sha Tsui Road - s.16 Planning Application No. A/TW/548
附件: S3017a_368STR_26_004Lg.pdf; 20260327_S3017a_S16 Application Form (Replacement Page).pdf
類別: Internet Email

Dear Sir/Madam,

The attached shall supersede the letter we issued yesterday vide our letter ref.: S3017a/368STR/26/003Lg.

Please also find attached the replacement page to the application form (building height updated to reflect the existing building height as shown in the approved GBP).

Best regards,

Gladys

Associate Director

KTA Planning Limited

[REDACTED]

From: Gladys Ng
Sent: Thursday, March 26, 2026 3:34 PM
To: 'tpbpd/PLAND' <tpbpd@pland.gov.hk>
Cc: Frankie Hin Chi TSANG/PLAND <fhctsang@pland.gov.hk>
Subject: Proposed Conversion of the Existing Industrial Building for Office Use at 368-370 Sha Tsui Road - s.16 Planning Application No. A/TW/548

Dear Sir/Madam,

Attached herewith supplementary information for your consideration.

Best regards,

Gladys

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Associate Director

KTA Planning Limited



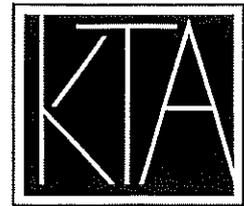
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用			m 米 <input type="checkbox"/> (Not more than 不多於)
		84.43		mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		24		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途			m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
				Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		%	<input type="checkbox"/> About 約	
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人		sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米	<input type="checkbox"/> Not less than 不少於

By Email

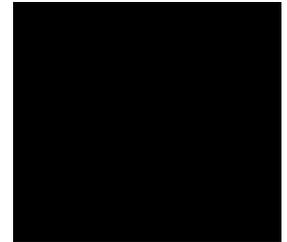
Our Ref: S3017a/368STR/26/004Lg

27 March 2026

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Proposed Wholesale Conversion of the Existing Industrial Building
for Office and Shop and Services Uses at Tetra,
Nos. 368 - 370 Sha Tsui Road, Tsuen Wan
- S16 Planning Application –
TPB Ref. A/TW/548**

This letter supersedes our letter dated 26 March 2026 vide letter ref. S3017a/368STR/26/003Lg

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 18 March 2026.

The plot ratio of the existing building, as per the approved GBP, is 14.972; whereas the proposed plot ratio of the Proposed Conversion will be about 15. There is a difference between the existing GFA and the Proposed Conversion due to the minor change in car parking provision. The increase in the proposed GFA arises from the addition of private and motorcycle parking spaces and the reduction of existing loading/unloading bays (which were previously GFA non-accountable). Please be kindly confirmed that the increase in GFA would not affect the existing building bulk, neither to the actual internal floor space.

In addition, we supplement herewith a schematic sectional drawing for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

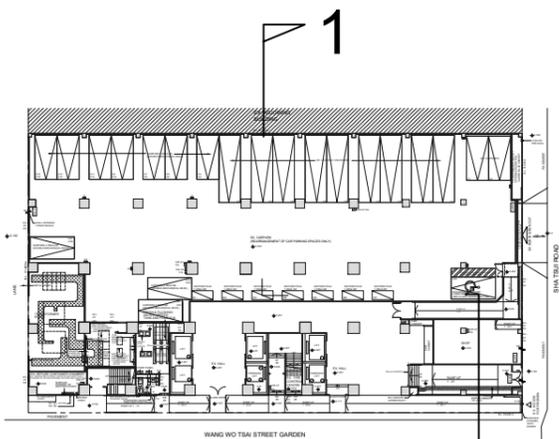
Encl.

cc. DPO/TWWK – Mr Frankie Tsang (By Email)
the Applicant & Team

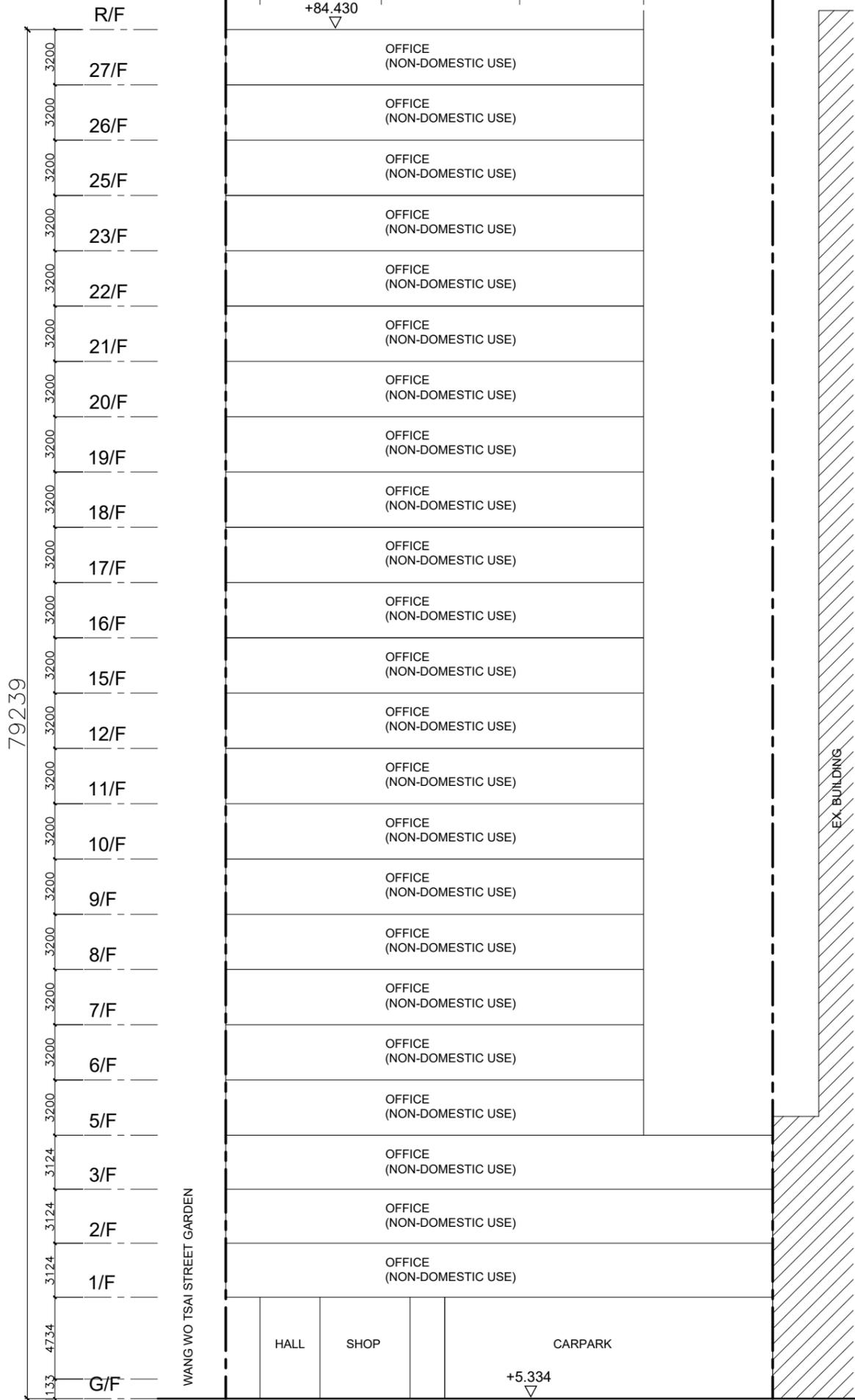
GN/vy



FS 579819



KEY PLAN



SCHEMATIC SECTION 1