

Appendix 2

Traffic Review Report

Document Status Control Record

**Proposed Conversion of
the Existing Industrial Building for Office Use at Tetra,
Nos. 368-370 Sha Tsui Road, Tsuen Wan**

Traffic Review Report

| | | | |
|---|------------------|-----|-------------------------------|
| | | | |
| Originating Organisation : LLA Consultancy Limited Unit 610, 6/F., Island Place Tower, 510 King's Road, North Point, Hong Kong | Prepared by: SKL | SKL | Date : 17 March 2026 |
| | Approved by: SLN | SLN | Date : 17 March 2026 |
| | Revision No.: - | | Date of Issue : 17 March 2026 |

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1 INTRODUCTION

1.1 Background

1.1.1 The owner of an existing industrial building, namely Tetra, at No. 368-370 Sha Tsui Road, Tsuen Wan, (hereinafter, referred as “the Building”) intends to the existing industrial building for office use (for the lifetime of the existing building). The location of the Building is shown in **Figure 1.1**.

1.1.2 In general, the requirement of car parking spaces for office use is higher than that for industrial use. The proposed conversion shall require more car parking spaces as compared to the existing industrial use.

1.1.3 LLA Consultancy Limited was commissioned to carry out a traffic review study to identify the existing building constraints and recommend the proposed provision of car parking and loading/unloading facilities for supporting the S16 planning application. This report presents the finding of the study.

1.2 Study Objectives

1.2.1 The objectives of this study can be summarised as follows:

- to evaluate the existing car parking and loading/unloading provisions of the existing industrial building;
- to estimate the required car parking and loading/unloading provisions as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) under the conversion scheme; and
- to propose appropriate car parking and loading/unloading provisions, taken into consideration of the building layout, as well as the availability of hourly parking spaces and public transport services in the vicinity of the Site;

2 THE PROPOSED DEVELOPMENT

2.1 The Site

2.1.1 As shown in **Figure 1.1**, the Site is located at No. 368-370 Sha Tsui Road, Tsuen Wan. It has a site area of about 1,765.158 m².

2.2 The Existing Industrial Building

2.2.1 The Site is currently occupied by an industrial building with car parking and loading/unloading facilities located at the ground floor. The vehicular access of the building is located at Sha Tsui Road.

2.2.2 The existing provision and dimensions of the car parking and loading/unloading of the existing industrial building are listed in **Table 2.1** and the approved GBP layout is shown in **Appendix A**.

Table 2.1 Car Parking and Loading/Unloading Facilities of the Existing Industrial Buildings

| Facilities | Dimensions | No. |
|-------------------|---------------------|-----|
| Car Parking | 2.5m (W) x 5.0m (L) | 17 |
| Loading/Unloading | 2.4m (W) x 7.6m (L) | 12 |

2.2.3 It is noted that the dimensions of the loading/unloading spaces are not in accordance with the current HKPSG standards because the industrial building was developed many years ago.

2.3 The Proposed Development Scheme

2.3.1 The proposal for converting the existing industrial building for office use is an A & A works, the building will not be demolished and reconstructed. All the existing columns will be retained. The key parameters of the proposed conversion are summarized in **Table 2.2**.

Table 2.2 Development Parameters

| Components | Development Schedule |
|-------------------------------------|---|
| Site Area | About 1,765.158 m ² |
| Proposed Plot Ratio | About 15 |
| Total Office Gross Floor Area (GFA) | About 26,477.37 m ² <ul style="list-style-type: none">• Office - 26,424.982 m²• Shop and Services - 52.388 m² |

3 CAR PARKING AND LOADING/UNLOADING PROVISION

3.1 Vehicular Access

3.1.1 At present, there is a vehicular access located at Sha Tsui Road and will remain unchanged after the proposed conversion.

3.2 Requirements of Car Parking and Loading/Unloading Provision

3.2.1 Since the proposed conversion would alter the existing use of the Building, the requirements of car parking and loading/unloading facilities should be reviewed, taking into consideration of the latest HKPSG requirements. The car parking and loading/unloading facilities for the proposed office use as required under the HKPSG is listed in **Table 3.1**.

3.2.2 For comparison purpose, **Table 3.1** also lists out the following information:

- Car parking and loading/unloading provisions according to the lease requirements for the existing industrial building;
- Current provision of the existing industrial building; and
- Provision requirements for the existing industrial building under the HKPSG.

3.3 Proposed Loading/Unloading Provisions

3.3.1 For the proposed conversion of the existing industrial building for office use, it is necessary to provide loading/unloading facilities for meeting the minimum HKPSG requirements.

3.3.2 As discussed in **Section 2.2.2**, there are currently 12 nos. of goods vehicles space measuring 2.4m (W) x 7.6m (L) at the existing industrial building. In order to make the best use of all spaces originally designated for loading/unloading facilities, the size of the loading/unloading spaces to be provided for office use will adopt the same dimensions as those stipulated at the time the existing building was built.

3.3.3 For converting the existing industrial building for office use, 9 loading/unloading spaces are required to meet the minimum HKPSG requirements. It should be noted that with the minimum provision of loading/unloading spaces, the proposed conversion scheme is not anticipated to generate on-street loading/unloading demand on nearby roads.

3.3.4 The proposed layout at ground floor is shown in **Figure 3.1**. A set of swept paths for critical location of loading/unloading and parking spaces is shown in **Appendix B**.

Table 3.1 Proposed Car Parking and Loading/Unloading Provisions

| Land Use | Lease Requirements | Required Nos. under Lease ⁽¹⁾ | Current Provision | HKPSG Requirements | Required Nos. under HKPSG | Proposed Nos. under Wholesale Conversion |
|--|---|--|-------------------|---|---------------------------|--|
| Existing Industrial Building (26,426.765m² GFA) | | | | | | |
| Car Parking | 1 vehicle space per 930m ² GFA | 29 | 17 | 1 car parking space per 1,000 – 1,200m ² GFA | 22 – 27 | |
| Loading/Unloading | | | 12 | 1 goods vehicle bay per 700 – 900m ² GFA | 30 – 38 | |
| Proposed Conversion Scheme (Total 26,477.37 with 26,424.982m² GFA Office GFA and 52.388 m² Shop and Services⁽⁴⁾ GFA) | | | | | | |
| Car Parking | | | | 1 car parking space per 150 – 200m ² GFA | 133 – 177 | 23 |
| Motorcycle Parking | | | | 5 to 10% of total car parking space | 7 – 18 | 7 ⁽²⁾ |
| Loading/Unloading | | | | 1 loading/unloading bay for goods vehicles for every 2,000 – 3,000m ² or part thereof, GFA | 9 – 14 | 9 ⁽³⁾ |

- Notes:
- (1) The dimensions of the spaces under the Approved GBP Plan for Private Car: 2.5m(W) x 5.0m(L) and Lorry: 2.4m(W) x 7.6m(L).
 - (2) 5% of the total provision for private cars in accordance with HKPSG.
 - (3) For the 9 nos. of loading/unloading bay, the existing dimensions will be adopted.
 - (4) Due to the minimal scale of the Shop and Services GFA with less than 100m², the total GFA of the building as office use will be adopted to estimate the transport facilities required.

3.4 Proposed Car Parking Provisions

- 3.4.1 In the approved GBP of the existing industrial building, 17 nos. of car parking spaces, with 16 nos. of spaces provided by double deck mechanical carparking racks and 1 no. of disable parking space. As the building will not be demolished and reconstructed, extra space cannot be provided to fully meet the HKPSG car parking provisions requirements.
- 3.4.2 Under the minimum HKPSG requirements, the proposed conversion scheme will require about 133 nos. of car parking provisions. However, due to the constraints of the existing building, it is proposed to provide 23 nos. of car parking spaces, giving a deficit of 110 nos. of car parking spaces.

3.5 Justifications of Car Parking Provisions

Available Public Car Parking Spaces in the Vicinity

- 3.5.1 It is identified that there are 7 hourly car parks with more than 700 hourly public car parking spaces available within a 500m distance of the Site as listed out in **Table 3.2** and shown in **Figure 3.2**. With the provision of 23 nos. of parking spaces within the building and the hourly parking spaces available in the vicinity, the possible parking demand of the proposed conversion scheme can be accommodated.

Table 3.2 Public Parking Spaces Available in the Vicinity

| No. | Car Park Location | Address | Number of Public Parking Spaces |
|--------------|-----------------------------|------------------------|---------------------------------|
| 1 | Panda Place | 3 Tsuen Wah Street | 400 |
| 2 | Smartland | 16 Tsuen Wah Street | 70 |
| 3 | Sunwise Industrial Building | 16 Wang Wo Tsai Street | 10 |
| 4 | Bo Shek Mansion | 328 Sha Tsui Road | 60 |
| 5 | KOLOUR • Tsuen Wan I | 68 Chung On Street | 110 |
| 6 | Wealthy Garden | 1-27 Tsuen Kwai Street | 50 |
| 7 | Tsuen Wan Garden | 15-23 Castle Peak Road | 20 |
| Total | | | 720 |

- 3.5.2 A car park occupancy survey is conducted at the seven aforesaid car parks on 3 March 2026 (Tuesday) during the time period of 09:00 – 18:00 to review the adequacy of off-street parking facilities in the vicinity to cater for the possible parking demand raised by the proposed office use. A utilization analysis is then conducted based on the above and the results are presented in **Table 3.3**.
- 3.5.3 The results show that the vacant spaces in the nearby car parks are sufficient to meet the overall demand and with surplus of over 50 spaces throughout the day.

Table 3.3 Projected Car Parking Space Availability in the vicinity of the Site

| Location | Time Period | | | | | | | | | |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 9:00 | 10:00 | 11:00 | 12:00 | 13:00 | 14:00 | 15:00 | 16:00 | 17:00 | 18:00 |
| Existing Availability of Public Hourly Car Parking Spaces | | | | | | | | | | |
| Panda Place | 180 | 135 | 120 | 112 | 111 | 115 | 110 | 110 | 120 | 133 |
| Smartland | 12 | 9 | 11 | 8 | 9 | 8 | 10 | 11 | 13 | 12 |
| Sunwise Industrial Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bo Shek Mansion | 34 | 32 | 29 | 27 | 30 | 28 | 26 | 29 | 34 | 34 |
| KOLOUR • Tsuen Wan I | 77 | 45 | 16 | 0 | 0 | 0 | 0 | 13 | 17 | 24 |
| Wealthy Garden | 20 | 14 | 14 | 13 | 13 | 9 | 8 | 10 | 9 | 10 |
| Tsuen Wan Garden | 13 | 10 | 11 | 10 | 10 | 11 | 12 | 13 | 11 | 9 |
| Total No. of Available Spaces [A] | 336 | 245 | 201 | 170 | 173 | 171 | 166 | 186 | 204 | 222 |
| Deficiency of Car Parking Spaces due to the Proposed Office Use | | | | | | | | | | |
| Additional No. of Spaces Required by the Proposed Office Use ^(note 1) [B] | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 |
| Projected Availability of Public Hourly Car Parking Spaces | | | | | | | | | | |
| Total No. of Available Spaces [A] - [B] | 226 | 135 | 91 | 60 | 63 | 61 | 56 | 76 | 94 | 112 |

Note 1: The car parking requirements are calculated based on the minimum requirement of HKPSG minus the carparking spaces that can be provided in the proposed office use.

Public Transport Facilities within 500m Radius

3.5.4 At present, there are numerous bus routes and minibus routes travelling in the vicinity of the Building and the Building is enjoying good accessibility on public transport services. The future building users and visitors can access the development via public transport facilities easily and it is anticipated that the demand of using car parking space would be minimal. The details of the bus/minibus routes are presented in **Table 3.4** and **Figure 3.3**.

Table 3.4 Public Transport Services in the Vicinity

| Mode | Route No. | Origin–Destination | Frequency (min) |
|------|---|---|-----------------|
| Bus | 30 | Tsuen Wan (Allway Gardens) – Cheung Sha Wan | 25 – 30 |
| | 30X | Tsuen Wan (Allway Gardens) – Whampoa Garden | 13 – 30 |
| | 31 | Tsuen Wan West Station – Shek Lei (Circular) | 10 – 20 |
| | 32H | Cheung Shan – Lai Chi Kok | 30 – 60 |
| | 33 | Tsuen Wan West Station – Yau Tong | 15 – 30 |
| | 33A | Tsuen Wan (Nina Tower) – Mong Kok (Park Avenue) | 17 – 30 |
| | 33B | Tsuen Wan West Station – Yau Tong | 25 – 30 |
| | 34 | Kwai Shing(Central) – Tsuen Wan (Bayview Garden) | 14 – 25 |
| | 36 | Tsuen Wan West Station – Lei Muk Shue (Circular) | 12 – 25 |
| | 38A | Tsuen Wan (Riviera Gardens) – Mei Foo | 25 – 30 |
| | 38B | Tsuen Wan (Riviera Gardens) – Shek Mun | 2 trips per day |
| | 39A | Tsuen Wan West Station – Allway Gardens (Circular) | 15 – 25 |
| | 41M | Tsing Yi Ferry – Tsuen Wan Station | 15 – 30 |
| | 42C | Tsing Yi (Cheung Hang Estate) – Lam Tin Station | 6 – 25 |
| | 42M | Tsing Yi (Cheung Wang Estate) – Tsuen Wan (Discovery Park) | 7 – 20 |
| | 43 | Tsing Yi (Cheung Hong Estate) – Tsuen Wan West Station | 10 – 25 |
| | 49A | Ching Fu Court – Tsuen Wan West Station | 20 – 30 |
| | 49X | Kwong Yuen – Tsing Yi Ferry | 8 – 20 |
| | 68A | Long Ping Estate – Tsing Yi Station | 12 – 30 |
| | 73P | Tai Mei Tuk – Tsuen Wan (Nina Tower) | 4 trips per day |
| | 235 | Kwai Chung (On Yam Estate) – Tsuen Wan (Circular) | 8 – 20 |
| | 238M | Tsuen Wan (Riviera Gardens) – Tsuen Wan Station | 11 – 25 |
| | 243M | Tsing Yi (Mayfair Garden) – Tsuen Wan (Discovery Park) | 9 – 25 |
| | 243P | Tsing Yi (Mayfair Garden) – Tsuen Wan (Allway Gardens) | 2 trips per day |
| | 930 | Tsuen Wan West Station – Exhibition Centre Station | 10 – 25 |
| | 930A | Tsuen Wan West Station/Tsuen Wan (Discovery Park) – Exhibition Centre Station | 5 trips per day |
| | 930B | Kwai Shing Circuit – CWB (Moreton Terrace) (Omit Kwai Fong) | 1 trip per day |
| | 930X | Causeway Bay (Moreton Terrace) – Tsuen Wan (Discovery Park) | 8 – 25 |
| | 933 | Tsuen Wan West Station – Sai Wan Ho | 8 trips per day |
| | 934A | Tsuen Wan (Allway Gardens) – Wan Chai (Fleming Road) | 4 trips per day |
| A31 | Tsuen Wan (Nina Tower) – Airport (Ground Transportation Centre) | 12 – 30 | |
| A32 | Kwai Chung Estate – Airport (Ground Transportation Centre) | 30 – 60 | |
| E31 | Tsuen Wan (Discovery Park) – Tung Chung (Yat Tung) | 12 – 25 | |

| Mode | Route No. | Origin–Destination | Frequency (min) |
|------------|-----------|--|-----------------|
| | E32 | Kwai Fong (South) – Skycity | 12 – 30 |
| | E32A | Tung Chung Development Pier – Kwai Fong (South) | 12 – 25 |
| | N31 | Tsuen Wan (Discovery Park) – Airport (Ground Transportation Centre) | 25 – 35 |
| | N930 | Tsuen Wan (Discovery Park) – Causeway Bay (Moreton Terrace) | 3 trips per day |
| | R42 | Tai Wai Station – Disneyland | 1 trip per day |
| | NA31 | HZMB Hong Kong Port – Tsuen Wan (Nina Tower) | 9 trips per day |
| | NA32 | HZMB Hong Kong Port – Kwai Chung Estate | 4 trips per day |
| GMB | 80 | Tsuen Wan (Chuen Lung Street) – Chuen Lung | 8 – 25 |
| | 81 | Tsuen Wan (Shiu Wo Street) – Lo Wai | 6 – 25 |
| | 81M | Tsuen Wan (Shiu Wo Street) – Shek Wai Kok Estate | 10 – 20 |
| | 82M | Tsuen Wan (Shiu Wo Street) – Cheung Shan Estate | 10 – 30 |
| | 83A | Tsuen Wan (Chuen Lung Street) – On Yam Estate (On Chit Street) | 25 – 30 |
| | 84 | Allway Gardens – Tsuen Wan Chung On Street | 7 – 16 |
| | 85 | Tsuen Wan (Shiu Wo Street) – Fu Yung Shan (Chuk Lam Sim Yuen) | 15 – 30 |
| | 86 | Tsuen Wan (Hoi Kwai Road) – Shek Lei (Lei Pui Street) | 10 – 20 |
| | 86A | Tsuen Wan (Chuen Lung Street) – Shek Lei (Lei Pui Street) | 15 – 30 |
| | 86M | Tsuen Wan (Chuen Lung Street) – Shek Lei (Lei Pui Street) | 5 – 20 |
| | 87 | Tsuen Wan (Ham Tin Street) – Kwai Shing (Shing Fong Street) | 8 – 10 |
| | 87K | Kwai Fong Station – Hoi Kwai Road Public Transport Interchange | 6 – 10 |
| | 89 | Tsuen Wan (Ho Pui Street) – Shek Tau Street | 5 – 10 |
| | 89A | Tsuen Wan (Ho Pui Street) – Kwai Hing Station | 8 – 18 |
| | 89B | Hoi Kwai Road Public Transport Interchange – Kwai Shing North (Kwai Hau Street) | 20 – 30 |
| | 89P | Shek Tau Street – Kwai Fong (Circular) | 15 |
| | 91 | Lai Kong Street – Tsuen Wan (Ham Tin Street) | 5 – 13 |
| | 93 | Wah Yuen Chuen – Tsuen Wan (Ham Tin Street) | 11 – 20 |
| | 93A | Wonderland Villas – Tsuen Wan (Ham Tin Street) | 15 – 25 |
| | 95 | Tsuen Wan Centre – Hoi Kwai Road Public Transport Interchange | 5 – 25 |
| | 96 | Tsuen Wan (Hoi Pa Street) – Tsing Lung Tau | 6 – 25 |
| | 98 | Tsuen Wan (Ho Pui Street) – Kwai Shing North (Kwai Hau Street) | 10 |
| | 99 | Hoi Kwai Road Public Transport Interchange – Riviera Gardens | 10 – 15 |
| | 302 | Bellagio – Kwai Fong (Circular) | 8 – 30 |
| | 312 | Lei Muk Shue Estate Public Transport Interchange – Tsing Yi Station | 5 – 9 |
| | 313 | Tsuen Wan (Tso Kung Street) – Princess Margaret Hospital | 6 – 11 |
| | 401 | Tsing Yi Ferry Pier – Shek Yam | 7 – 10 |
| | 402S | Cheung Hang – Tsuen Wan (Chung On Street) (Midnight Service) | 18 – 25 |
| | 409 | Tsing Yi (Cheung Hang) – Tsuen Wan (Tsuen Wan Market Street) (Circular) | 10 – 15 |
| | 409K | Tsing Yi (Cheung Hang) – Tsuen Wan West Station (Circular) | 12 – 20 |
| | 409S | Tsing Yi (Cheung Hang) – Tsuen Wan (Tsuen Wan Market Street) Via Tak Hoi Street (Circular) | 3 – 15 |

3.6 Carpark Management

- 3.6.1 A carpark management staff will be provided to monitor the traffic situation at ground floor and to assist vehicles to enter and leave the proposed development. Besides, a parking indicator is installed outside the building which can display the real-time parking availability of the building.

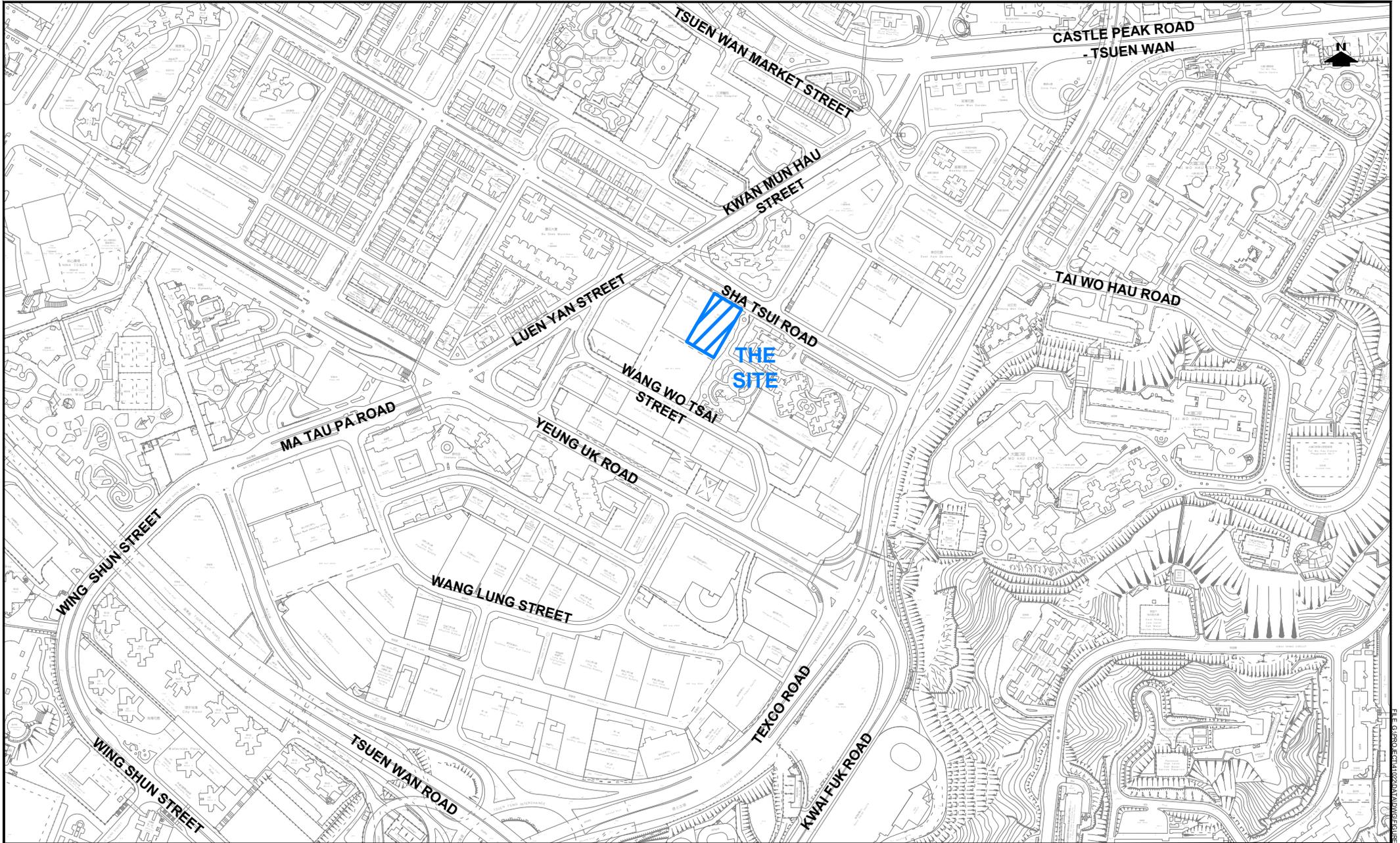
4 CONCLUSIONS

4.1 Summary

- 4.1.1 The owner of an existing industrial building, namely Tetra, at No. 368-370 Sha Tsui Road, Tsuen Wan intends to convert the building for office use (for the lifetime of the existing building).
- 4.1.2 The proposal for converting the existing industrial building for office use is an A & A works, the building will not be demolished and reconstructed. All the existing columns will be retained. The existing vehicular access located at Sha Tsui Road will remain unchanged.
- 4.1.3 Having considered the existing building layout and maximized the space for transport facilities, it is proposed to provide 9 nos. of loading/unloading spaces, 23 nos. of car parking spaces (including 1 no. of disable parking space) and 7 nos. of motorcycle parking spaces.
- 4.1.4 In view of the availability of public hourly parking spaces and public transport services in the vicinity, the future building users and visitors can park in the nearby hourly carparks. More importantly, they can access the development via public transport facilities easily and it is anticipated that the demand of using car parking space would be minimal.

4.2 Conclusions

- 4.2.1 Based on the findings of this review, it is considered that the proposal to convert the existing industrial building for office use is acceptable from traffic viewpoint.



| | | |
|-------------|-------|-------------------|
| PROJECT NO. | 41022 | |
| DESIGNED | SKL | DATE DEC 2025 |
| DRAWN | CLL | SCALE 1:5000 @ A4 |
| CHECKED | SLN | |

PROJECT TITLE PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

DRAWING TITLE LOCATION PLAN

| | | | |
|-------------|------------|------|---|
| DRAWING NO. | FIGURE 1.1 | REV. | . |
|-------------|------------|------|---|

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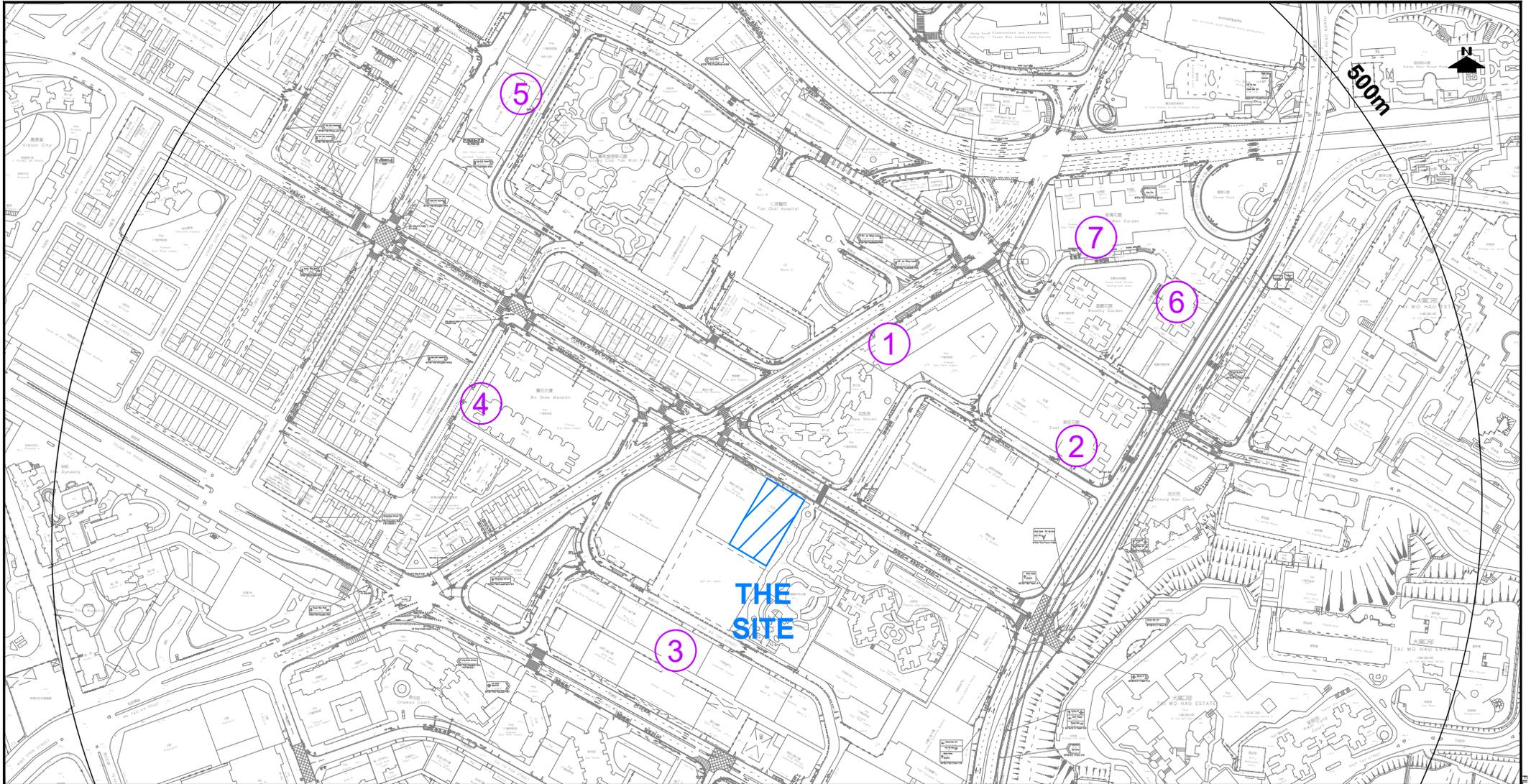
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| DRAWN | CLL |
| CHECKED | SLN |
| DATE | MAR 2026 |
| SCALE | 1:400 @ A4 |

PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

DRAWING TITLE: PROPOSED LAYOUT AT GROUND FLOOR

| | |
|-------------|------------|
| DRAWING NO. | FIGURE 3.1 |
| REV. | . |

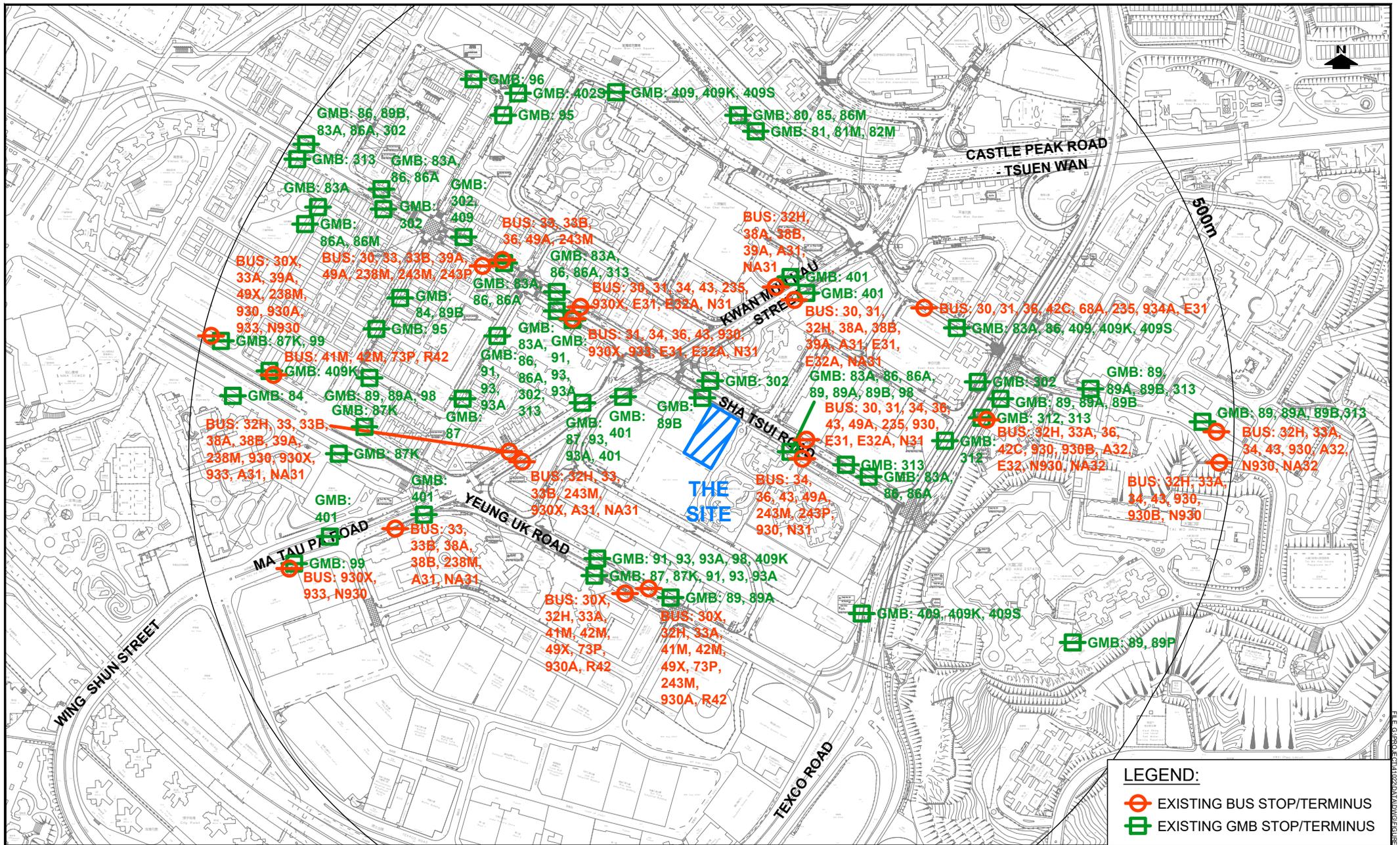
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EXISTING PUBLIC CAR PARKS

- | | | |
|---------------------------------|------------------------|----------------------|
| 1 - PANDA PLACE | 4 - BO SHEK MANSION | 7 - TSUEN WAN GARDEN |
| 2 - SMARTLAND | 5 - KOLOUR TSUEN WAN I | |
| 3 - SUNWISE INDUSTRIAL BUILDING | 6 - WEALTHY GARDEN | |

| | | | | | | | |
|-------------------|---------------|---|--|------------------------|--|--|--|
| PROJECT NO. 41022 | | PROJECT TITLE PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN | | DRAWING NO. FIGURE 3.2 | | REV. - | |
| DESIGNED SKL | DATE DEC 2025 | DRAWING TITLE | | | | | |
| DRAWN CLL | | PUBLIC HOURLY CAR PARKING SPACES WITHIN 500m RADIUS | | | | | |
| CHECKED SLN | | SCALE 1:4000 | | | | | |
| | | | | | | LLA 顧問有限公司 Consultancy Limited | |



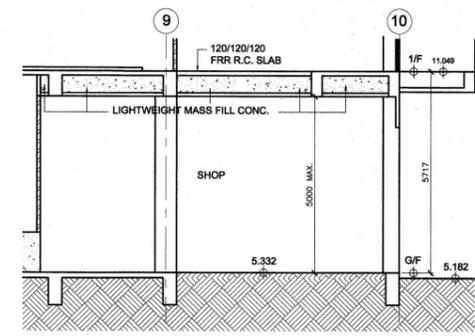
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| PROJECT NO. | 41022 | |
| DESIGNED | SKL | DATE DEC 2025 |
| DRAWN | CLL | SCALE 1:5000 @ A4 |
| CHECKED | SLN | |

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| PROJECT TITLE | PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN | |
| DRAWING TITLE | PUBLIC TRANSPORT FACILITIES IN THE VICINITY | |

| | | | |
|-------------|------------|-------------------------------|---|
| DRAWING NO. | FIGURE 3.3 | REV. | . |
| | | 顧問有限公司 Consultancy Limited | |

Appendix A
Approved GBP Layout

B.D. REF.
BD 2-3/9248/72/8
F.S.D. REF.
FP 8/7961



SECTION X2

B.D.
AMENDED PLAN

The works shown on these plans are Type II works (Building A&A Work) in respect of which the Building Authority's consent is applied for

| Rev. No. | Date | Particulars | Initial |
|----------|---------|------------------|---------|
| D | 3/2022 | GENERAL REVISION | |
| C | 11/2021 | GENERAL REVISION | |
| B | 4/2021 | GENERAL REVISION | |
| A | 10/2020 | GENERAL REVISION | |

CHAO CHI MAN
AUTHORIZED PERSON-LIST OF ARCHITECTS.

樓安建築師有限公司
L & N Architects Ltd.

ROOMS 1203-1204, 12/F BELGIAN BANK BUILDING,
NOS. 721-725 NATHAN ROAD, KOWLOON
TEL : 3422 3082 FAX : 3428 2269

Job Title Job No.
WONG'S FACTORY BUILDING,
368-370 SHA TSUI ROAD,
T.W.T.L. NO. 126

Drawing Title
G/F PLAN AND SECTIONS

| | |
|------------------------|----------------------|
| Scale 1:100 @ A1 | Date Drawn 3/2022 |
| Drawn By S.H. | Checked By M.C. |
| Drawing No. AA - 02 | Rev. No. A B C D |

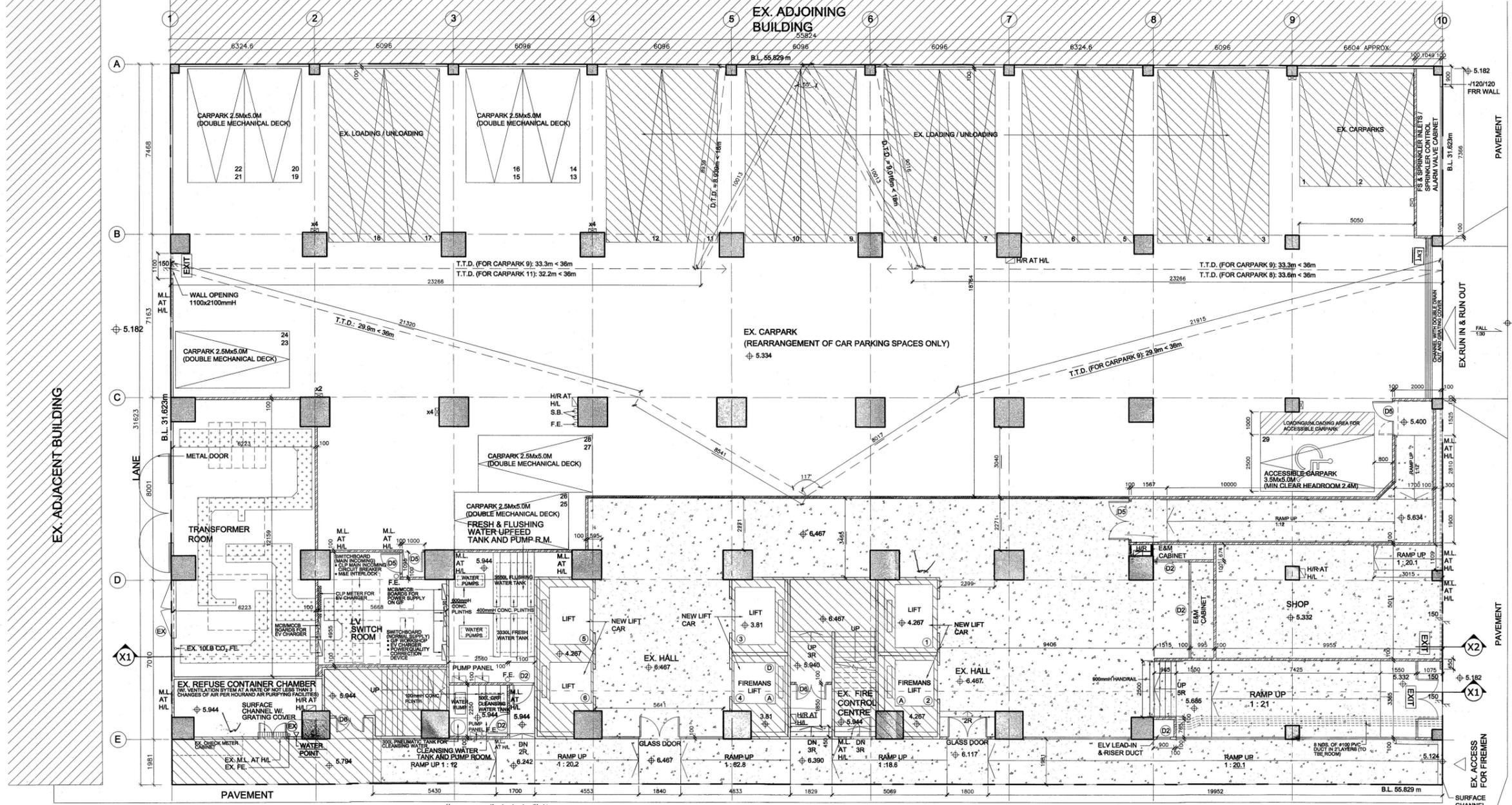
APPROVED CHOP

Note: This plan has been processed on a curtailed check basis under the centralized ADN-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
KWOK Chi-hing
Senior Building Surveyor
for BUILDING AUTHORITY
14 APR 2022

Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specification. The architect shall be notified immediately of any discrepancy found therein.

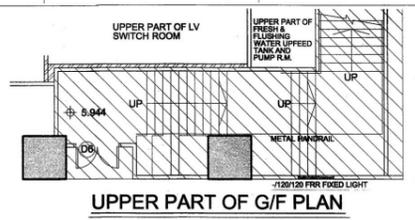
This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.



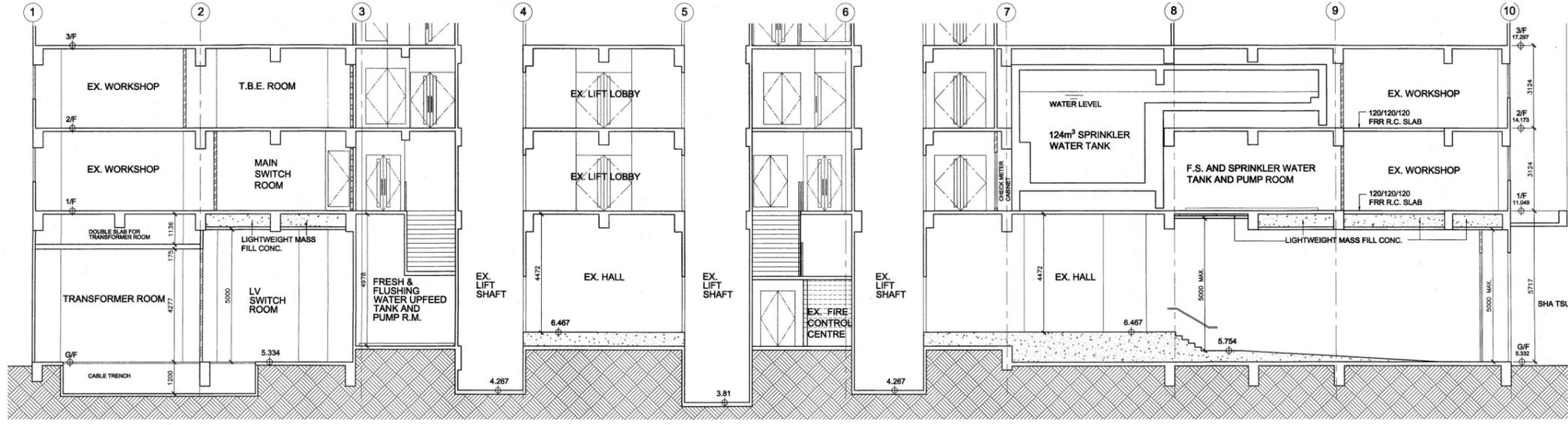
G/F FLOOR PLAN

LEGEND:
SOCKET FOR EV CHARGING FOR PARKING SPACE ONLY

WANG WO TSAI STREET GARDEN



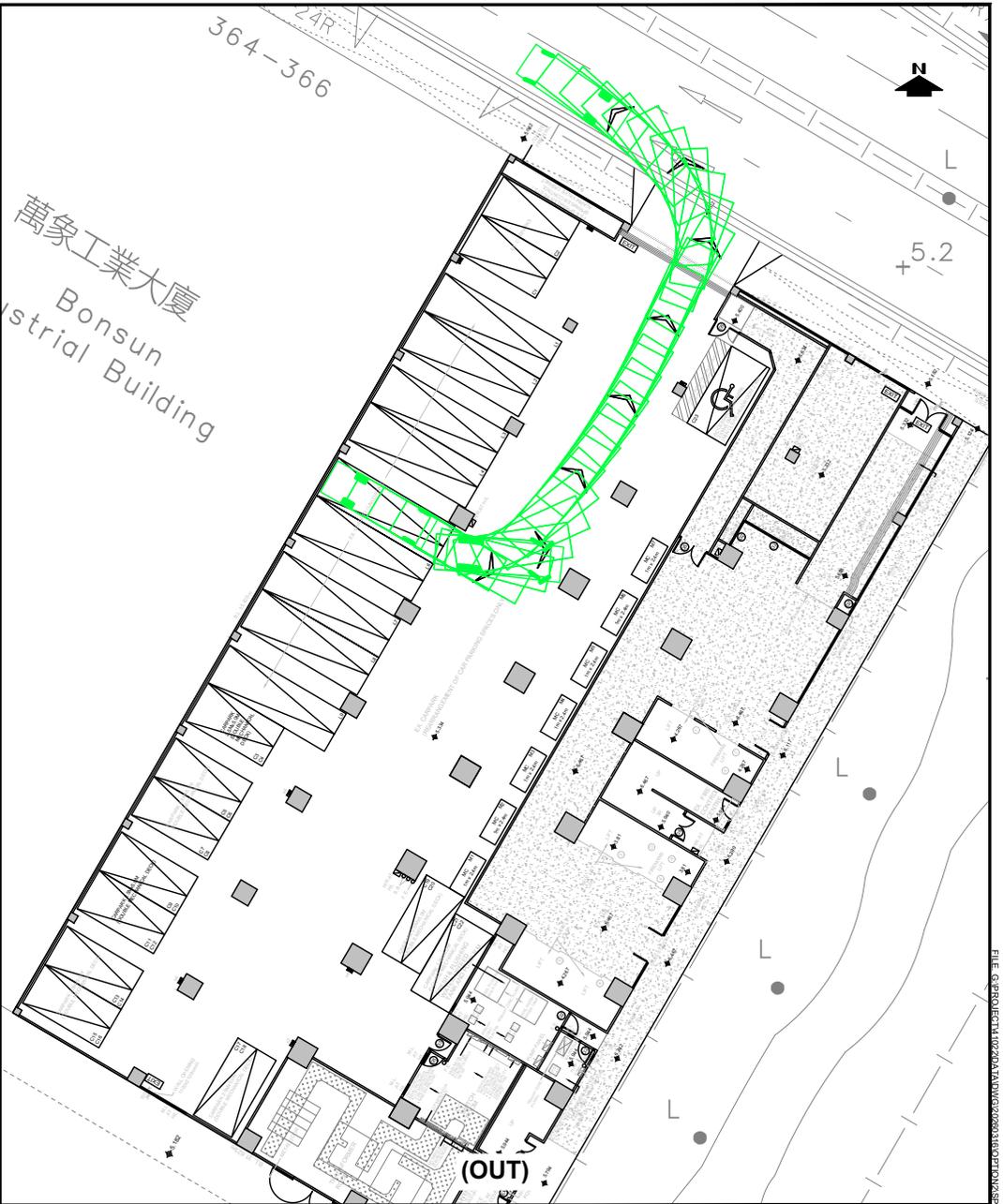
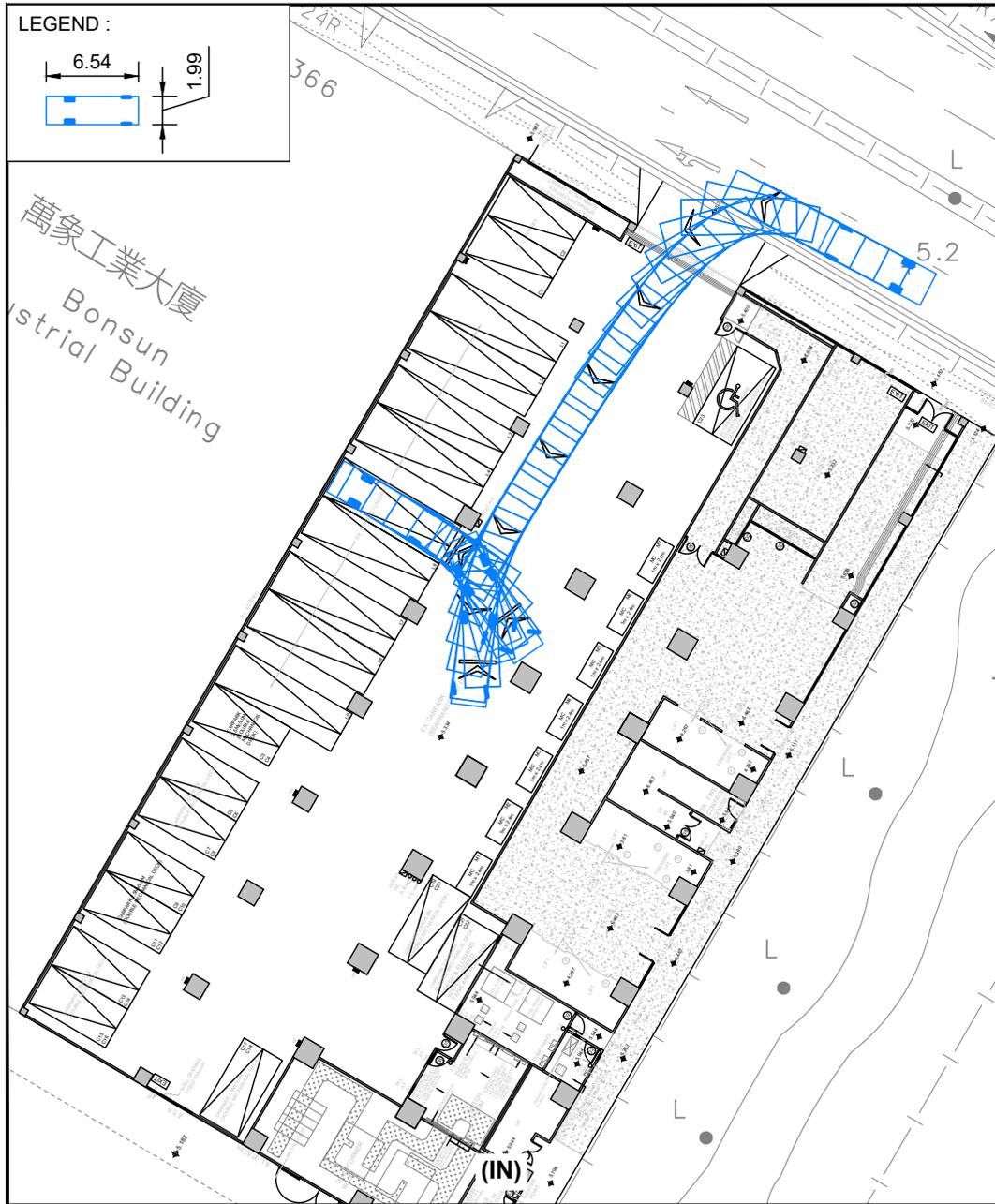
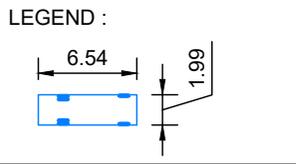
UPPER PART OF G/F PLAN



SECTION X1

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Appendix B
Swept Path Analysis for Critical Spaces



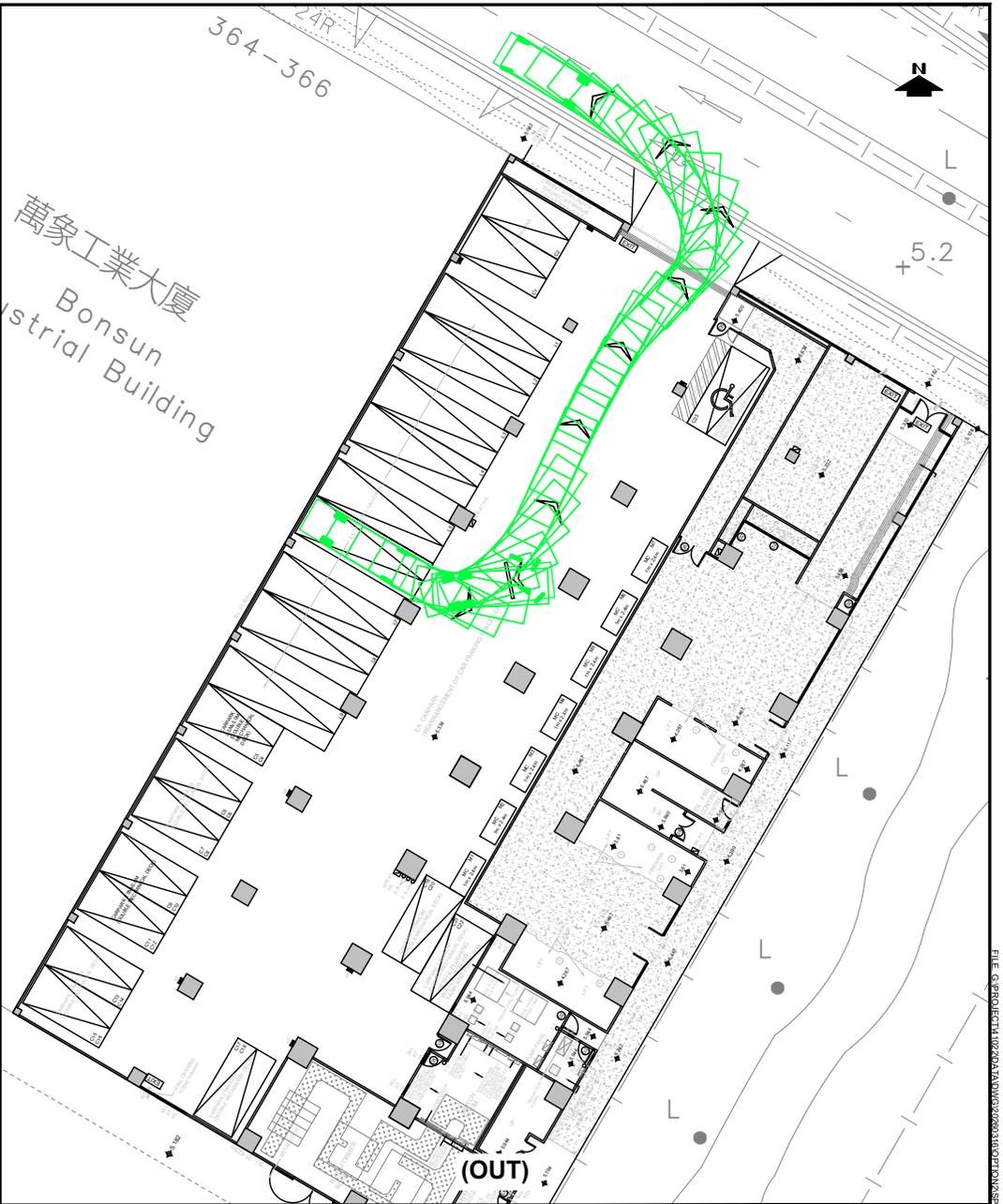
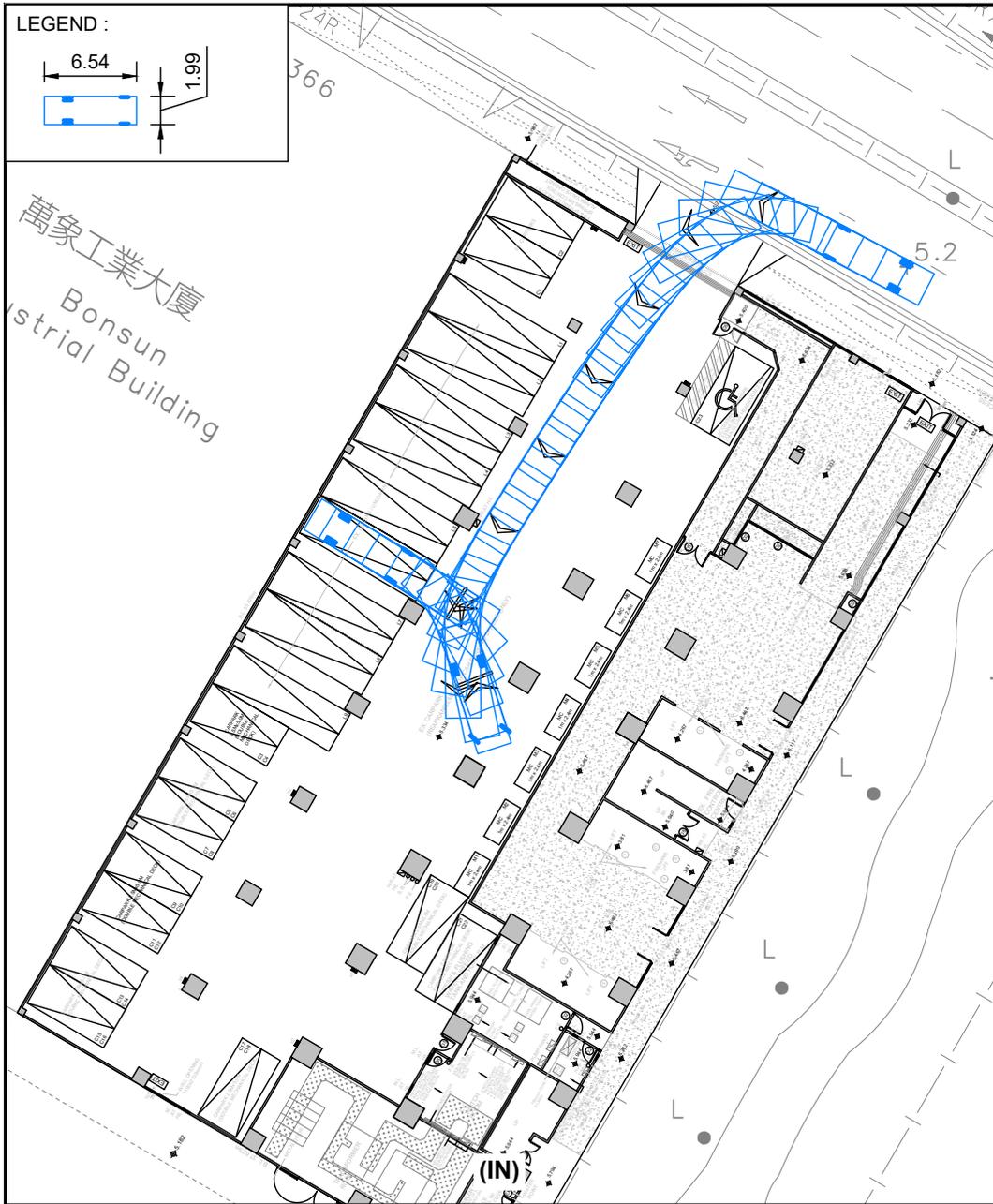
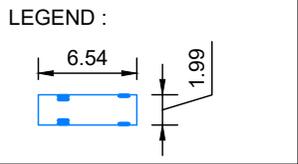
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| DATE | MAR 2026 |
| SCALE | 1:400 @ A4 |

PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - LGV (L5)

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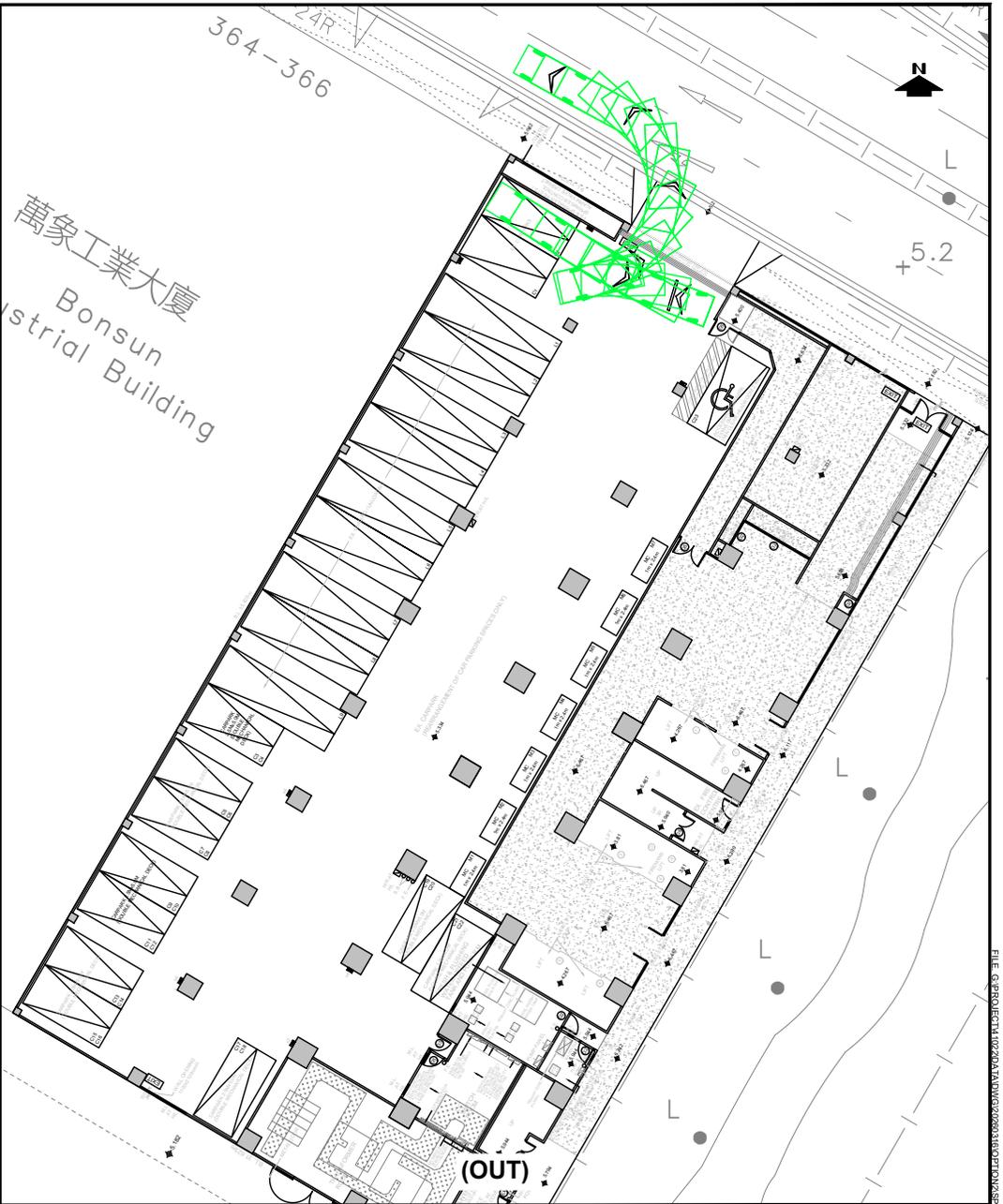
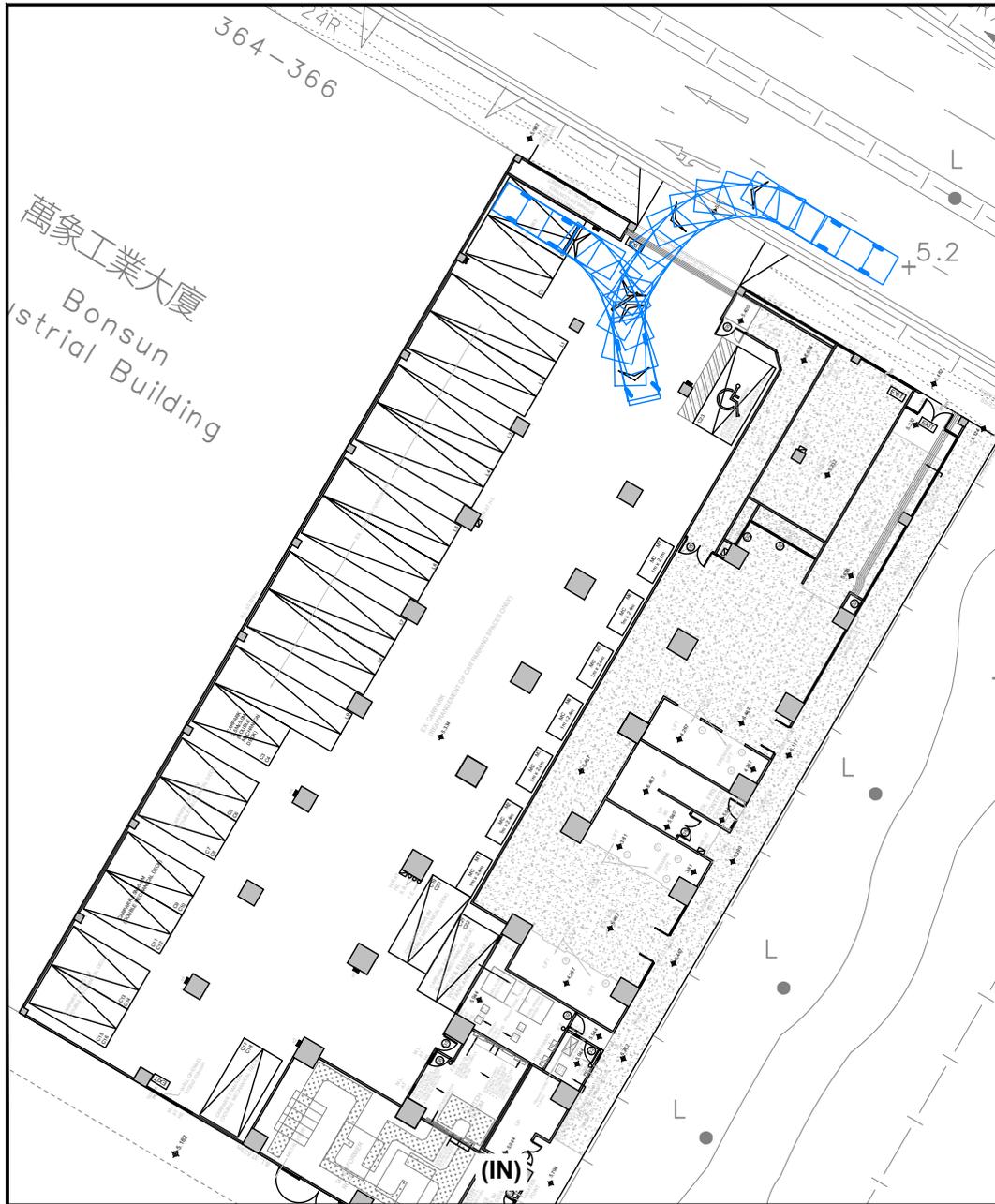
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PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - LGV (L6)

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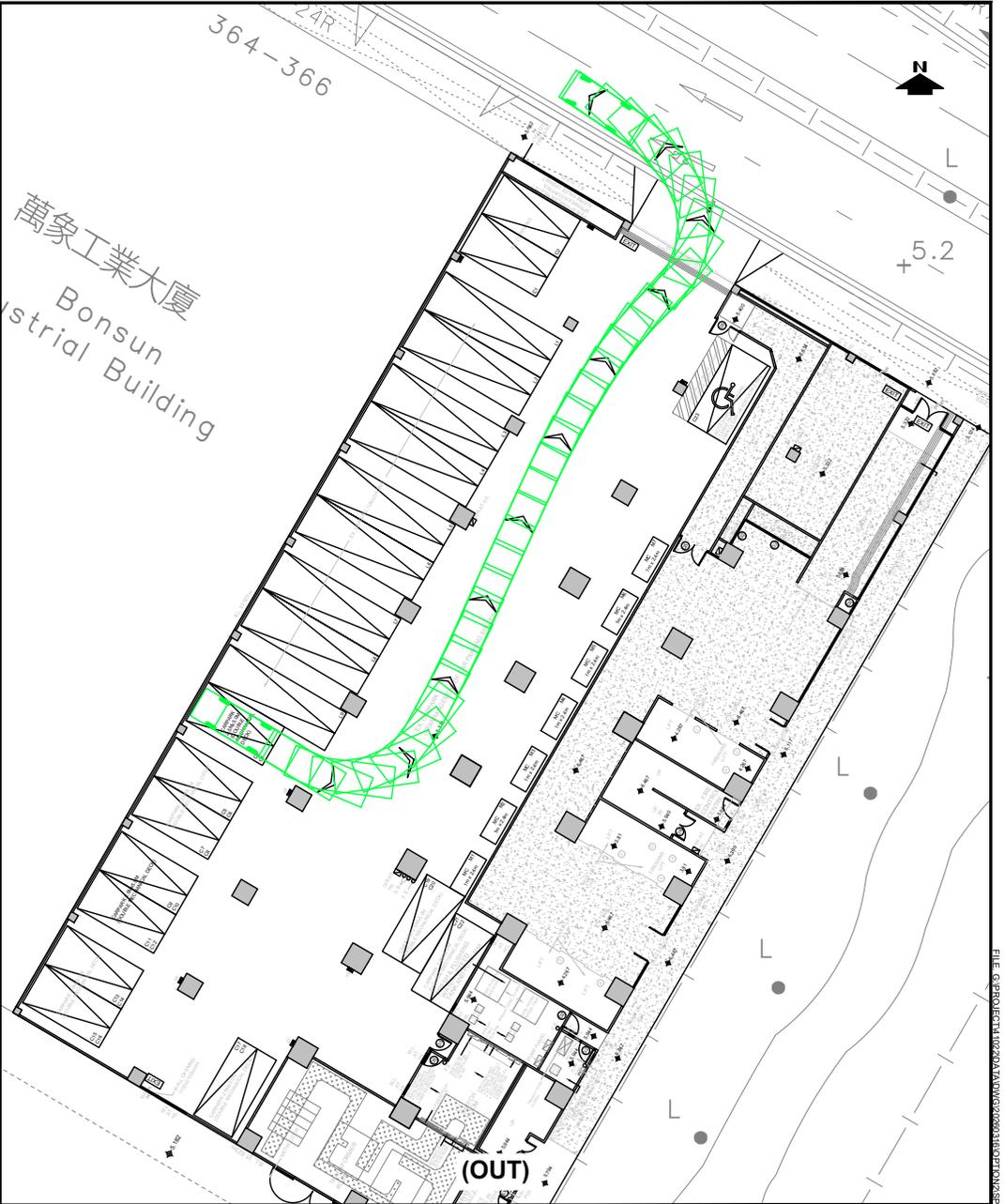
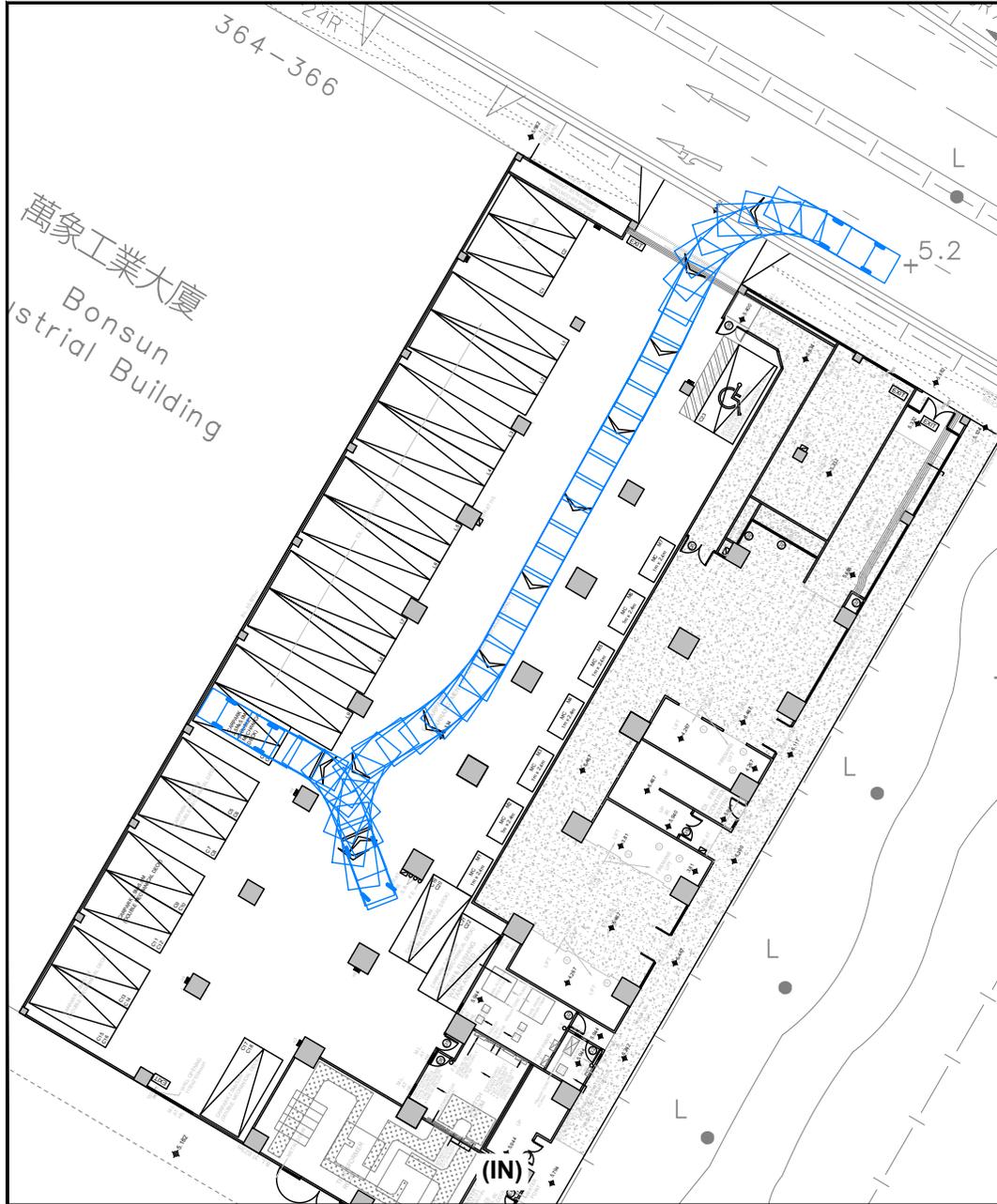
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PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - PC (C2)

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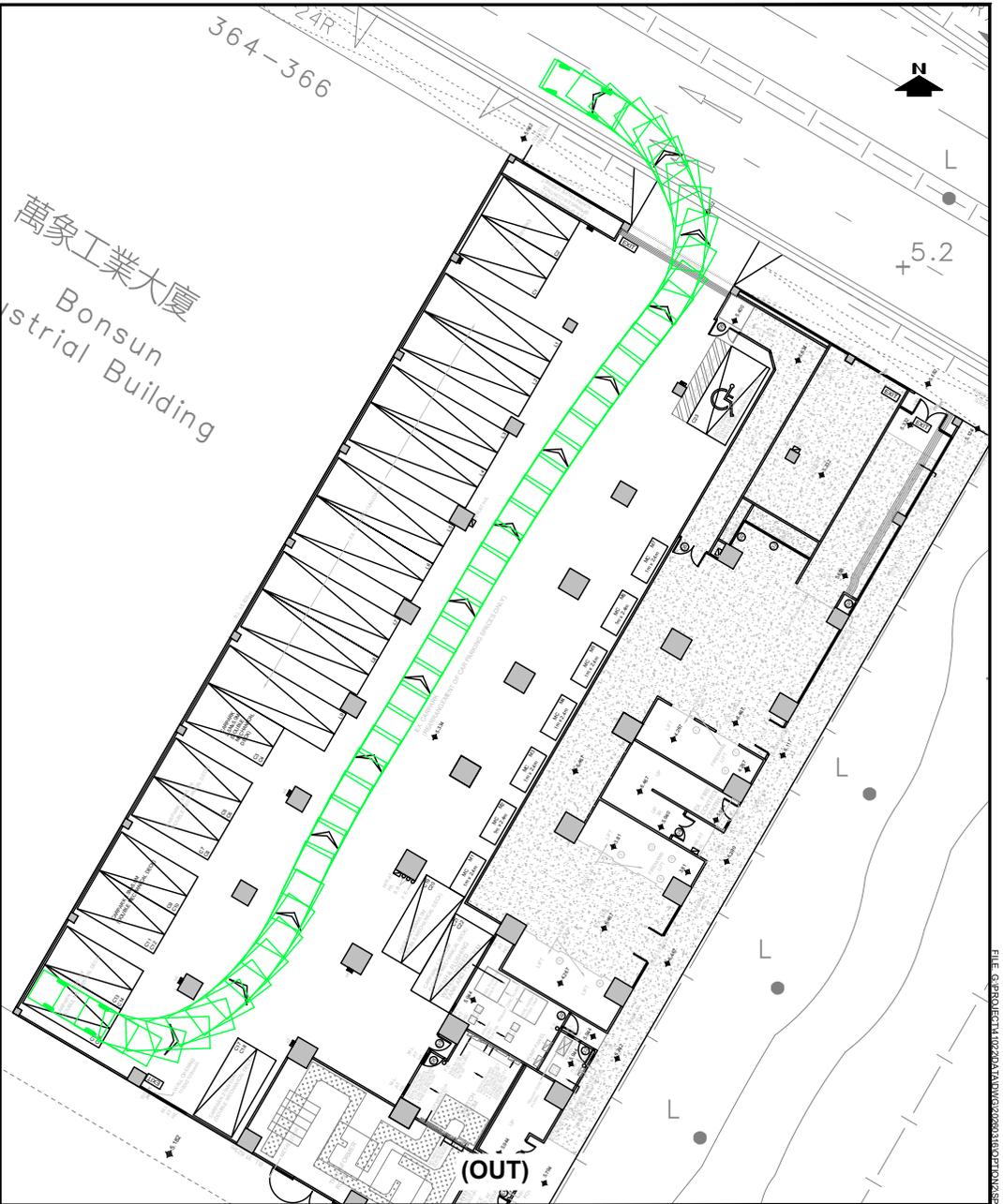
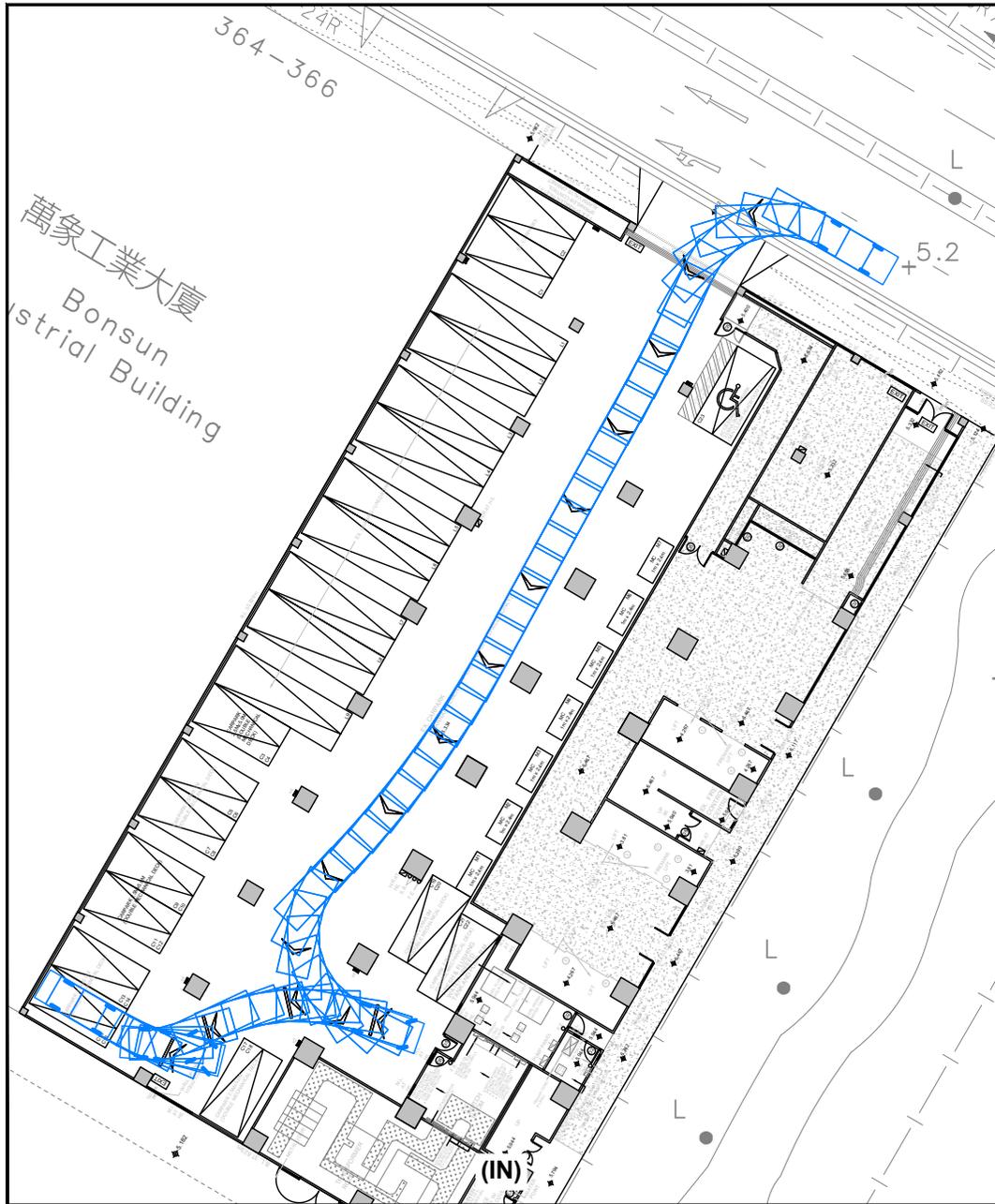
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PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - PC (C3/C4, DOUBLE MECHANICAL DECK)

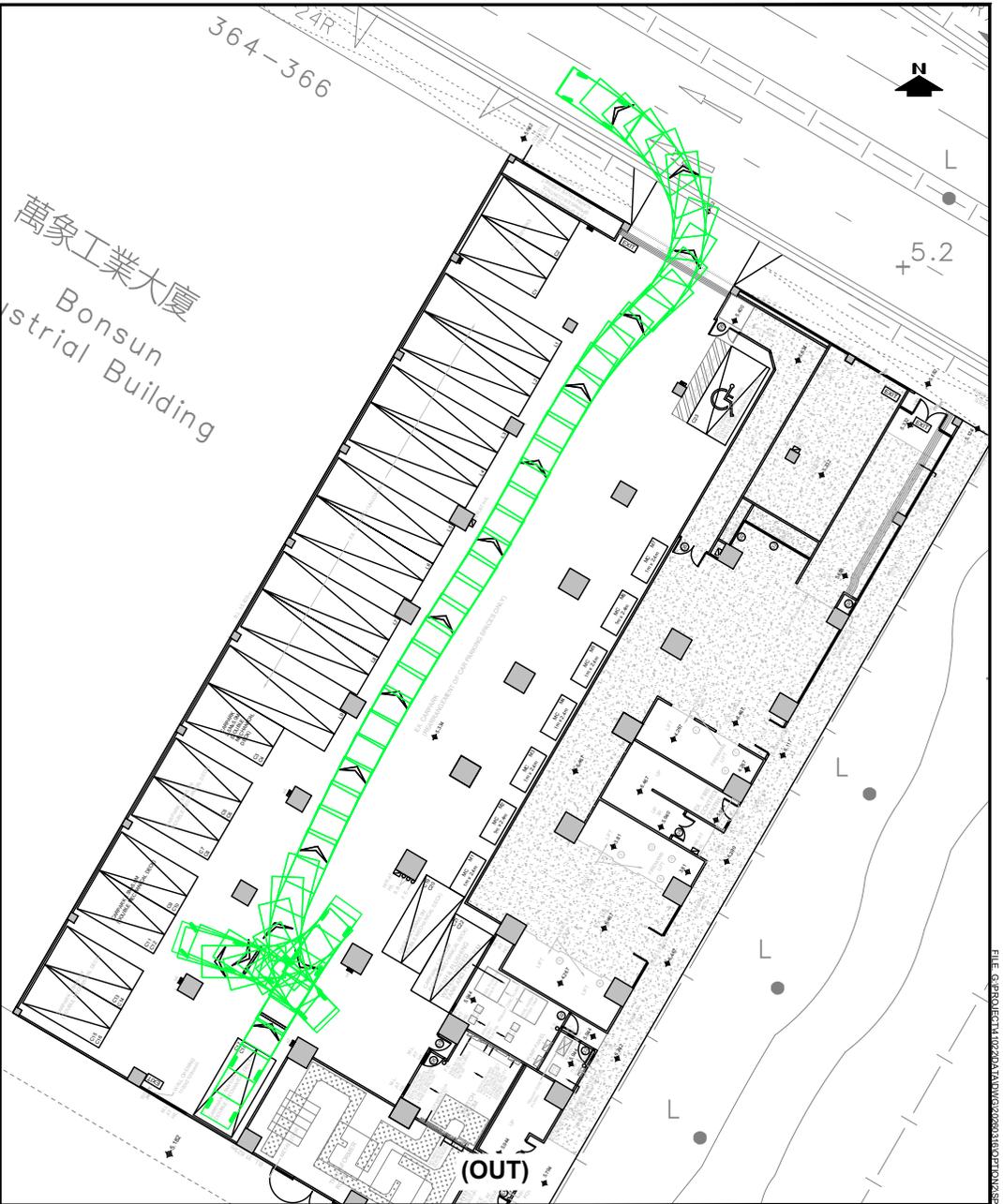
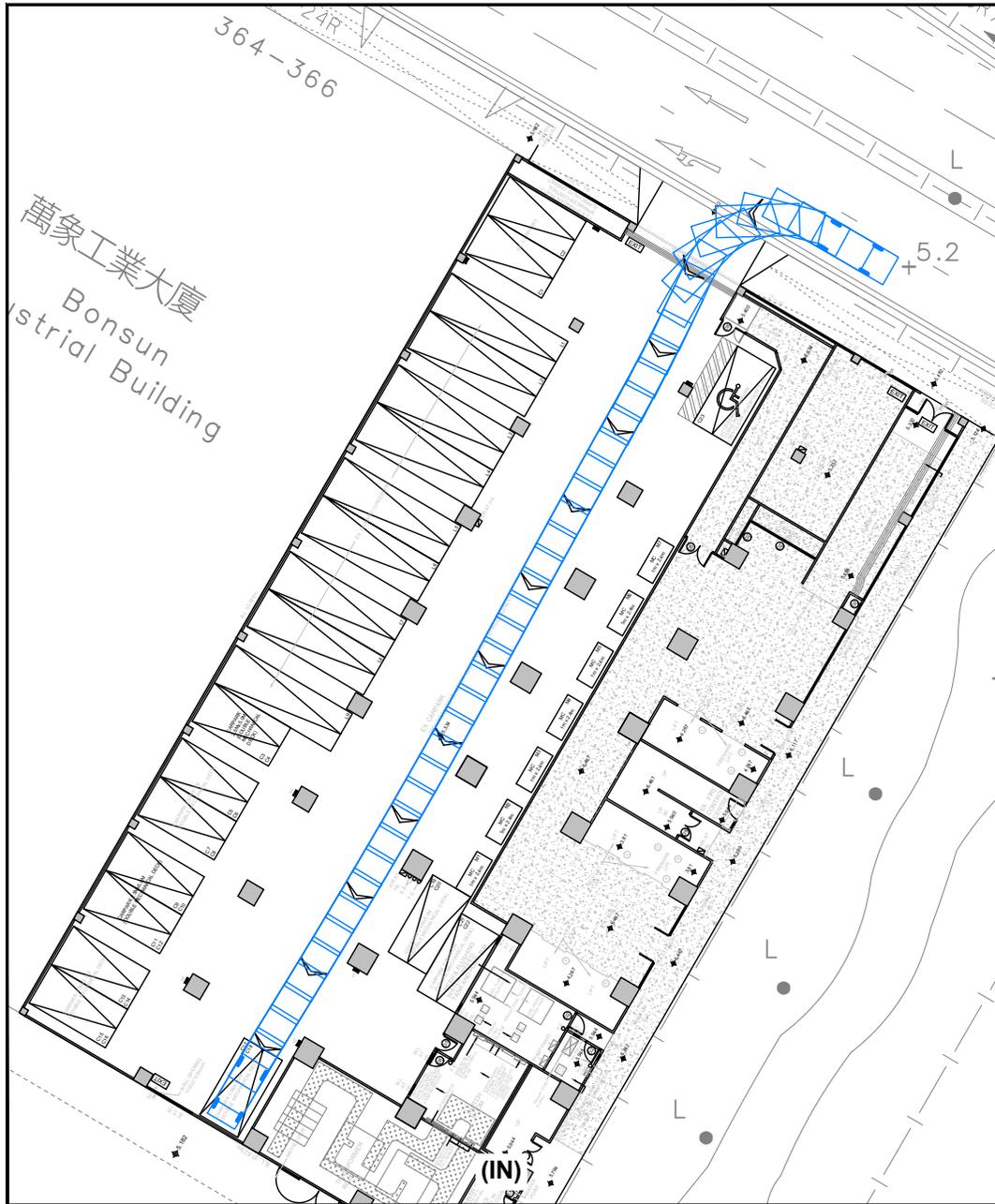
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| PROJECT TITLE | PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN |
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| SCALE | 1:400 @ A4 |
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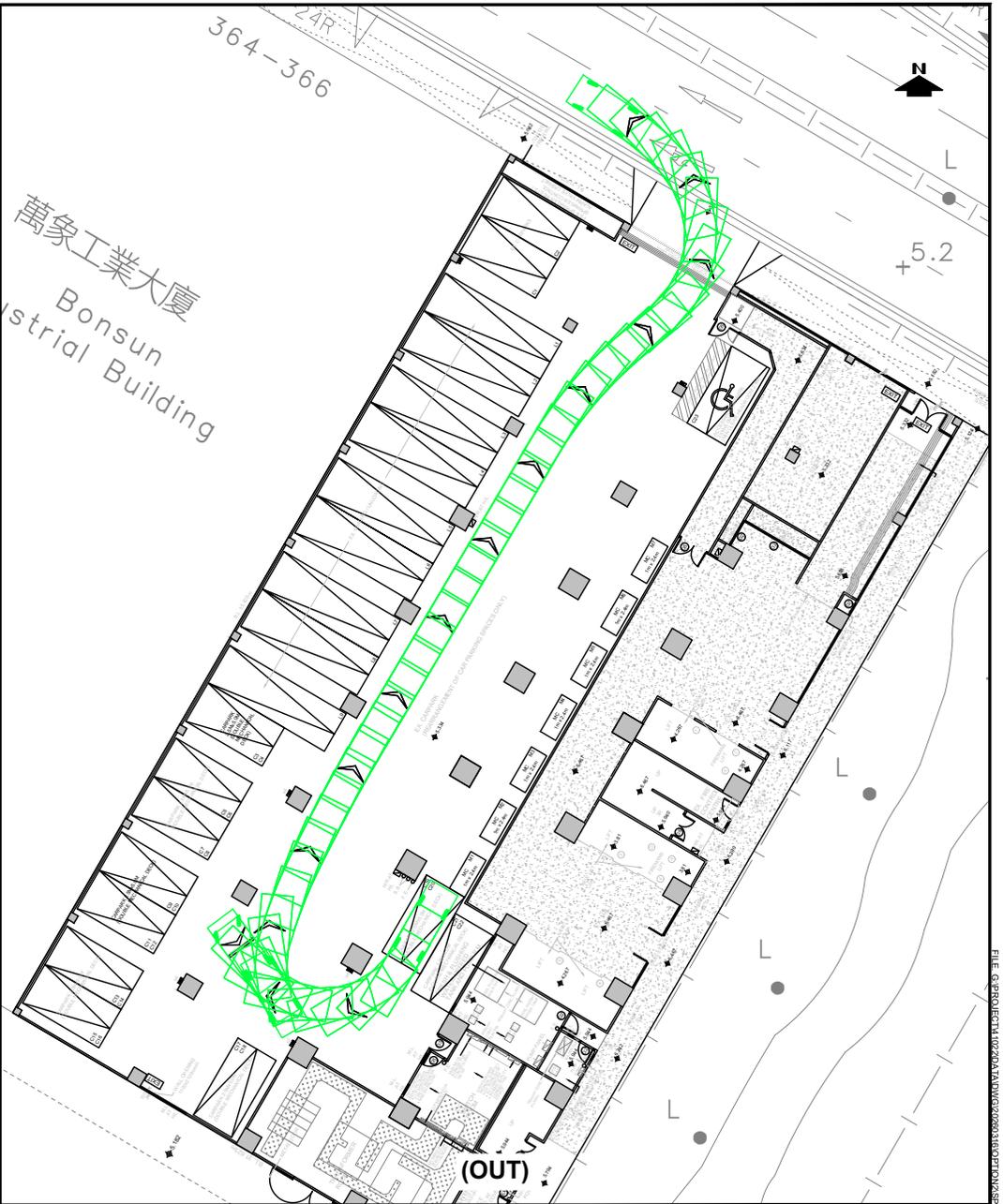
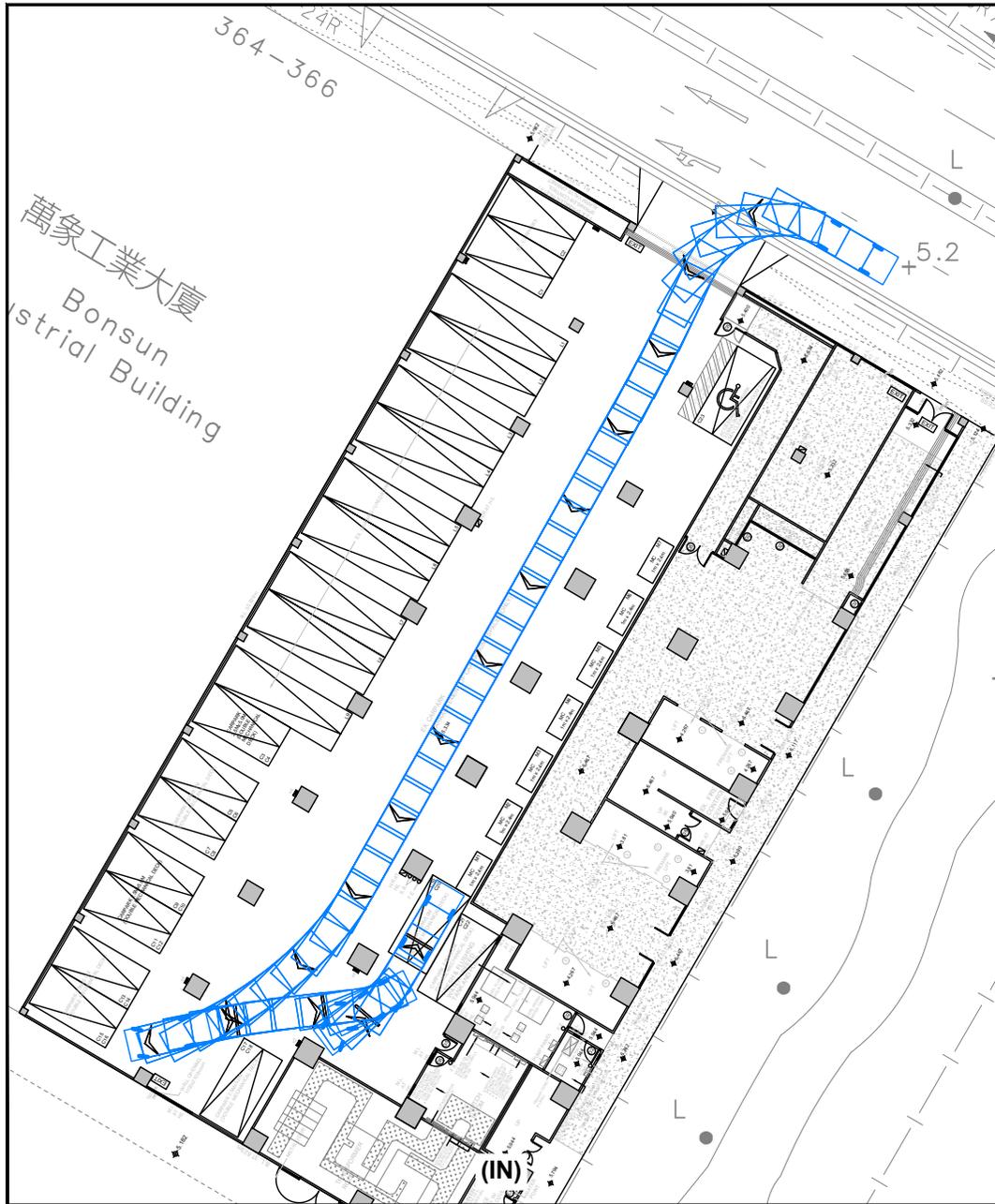
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PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - PC (C17/C18, DOUBLE MECHANICAL DECK)

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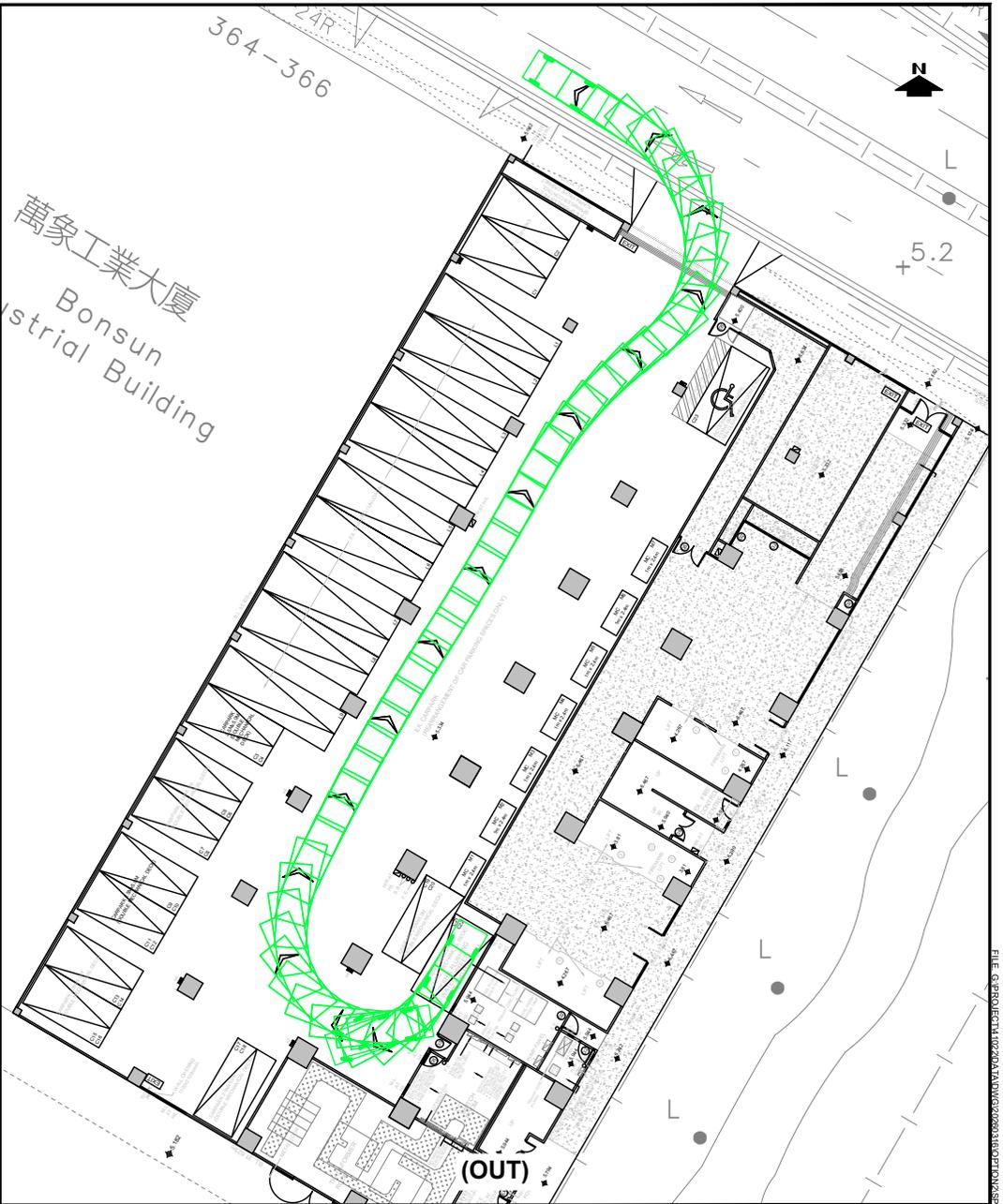
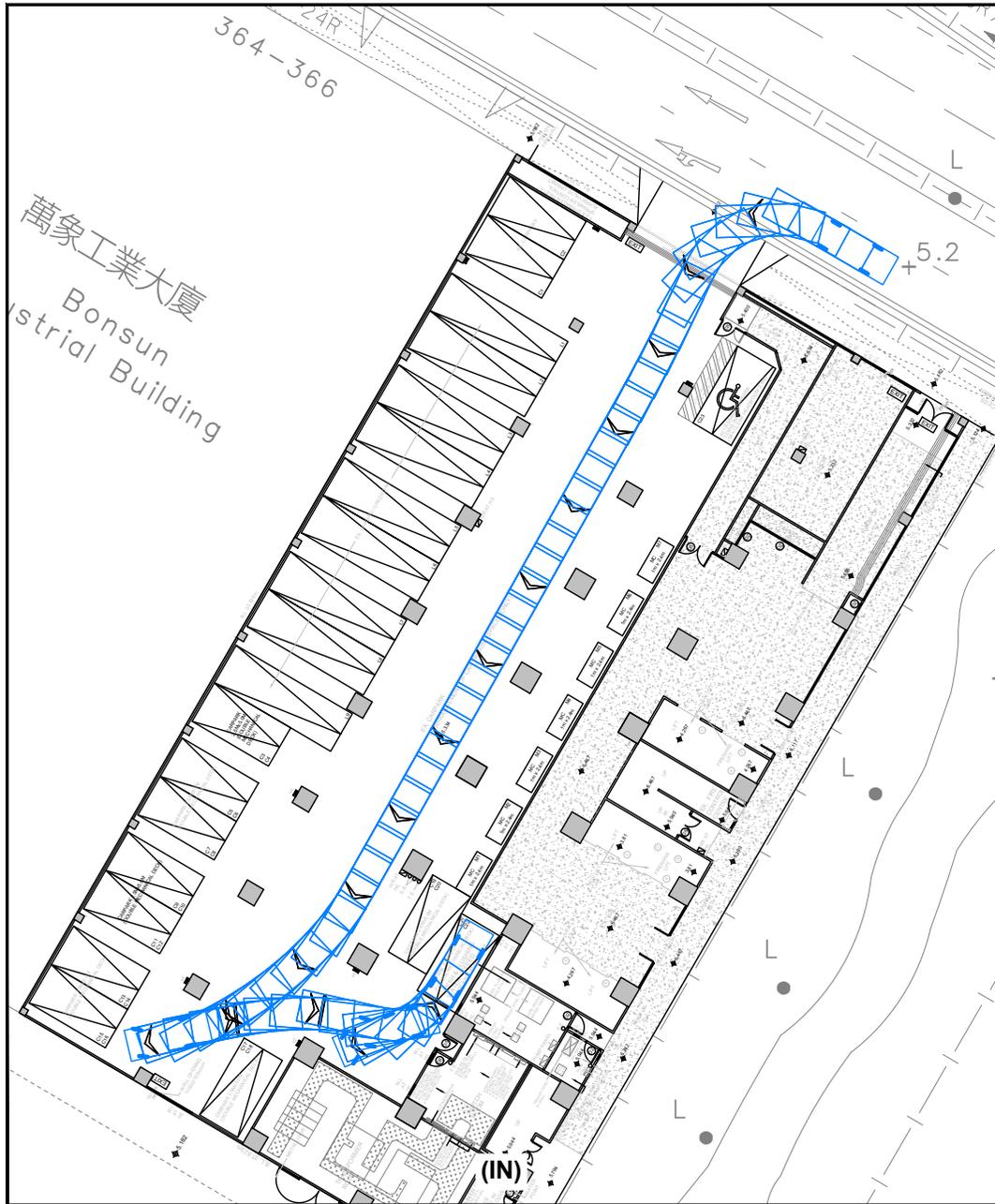
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PROJECT TITLE: PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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| DRAWING NO. | SP-07 |
| REV. | . |

SWEPT PATH ANALYSIS - PC (C19/C20, DOUBLE MECHANICAL DECK)

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| PROJECT NO. | 41022 | |
| DESIGNED | SKL | DATE MAR 2026 |
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PROJECT TITLE PROPOSED CONVERSION OF THE EXISTING INDUSTRIAL BUILDING FOR OFFICE USE AT 15-27/F OF TETRA, NOS. 368-370 SHA TSUI ROAD, TSUEN WAN

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SWEPT PATH ANALYSIS - PC (C21/C22, DOUBLE MECHANICAL DECK)

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