

**S16 PLANNING APPLICATION
DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/40**

**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**

SUPPORTING PLANNING STATEMENT

March 2026

Applicant:

Master Arch International Limited

Consultancy Team:

KTA Planning Limited

L&N Architects Limited

LLA Consultancy Limited



PLANNING LIMITED
規劃顧問有限公司

Executive Summary

This Application is prepared and submitted on behalf of Master Arch International Limited (“the Applicant”) to seek approval of the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed wholesale conversion of the existing industrial building for office and shop and services at Tetra (“the Subject Premises”/“the Premises”) at Nos. 368-370 Sha Tsui Road, Tsuen Wan (“the Site”). The Site is zoned “Comprehensive Development Area (3)” zone (“CDA(3)”) on the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40.

The Application Site fronts onto Sha Tsui Road and has an GFA of about 26,477.37m² with a building height of 24 storeys. Echoing with the government policies on optimising underutilised industrial stock as reflected in the Revitalisation of Industrial Buildings Scheme, this proposal seeks to reconfigure the industrial floor area for office use while retaining the existing approved ground-floor shop (TPB Ref. A/TW/528) as an interim measure, which bridges the gap until full comprehensive redevelopment under the approved Master Layout Plan for the “CDA(3)” zone can be realised.

The proposed conversion for ‘Office’ and ‘Shop and Services’ uses is fully justified for the following main reasons:

- The proposed use is in line with the planning intention and would not jeopardise future implementation and comprehensiveness of the “CDA(3)” site.
- The proposed conversion is in line with the trend of transformation to the surrounding planning context.
- The proposed wholesale conversion of existing building has a similar nature as other industrial buildings within the “OU(B)” and “C” Zone under the Revitalisation of Industrial Buildings Scheme, which aims to encourage the conversion/redevelopment of industrial buildings to non-polluting uses like offices.
- The proposed wholesale conversion could minimise the interface issue between industrial and residential use.
- In view of the low demand in industrial floor space with evidenced high vacancy rate within the existing building, the proposed conversion would enable better utilisation of underutilised floor space.
- The proposed wholesale conversion could achieve sustainable regeneration by retaining the current structure with minimal demolition, thereby significantly reducing environmental impact compared to full redevelopment.
- Fire safety concern will be properly addressed.
- The proposed use will not induce adverse traffic impact.

行政摘要

(內文如有差異，應以英文版本為準)

申請人 **Master Arch International Limited** 擬就《城市規劃條例》第 16 條向城市規劃委員會（「城規會」）申請將位於荃灣沙咀道 368-370 號（「申請地點」）工業大廈「形方」（「申請處所」）整棟改裝為辦公室和商店及服務行業用途。申請地點位於荃灣分區計劃大綱草圖編號 S/TW/40 內的「綜合發展區(3)」地帶。

申請處所面向沙咀道，總樓面面積約 26,477.37 平方米，樓高 24 層。為響應政府活化工廈的政策，本申請建議擬將整棟工業改裝為辦公室和商店及服務用途，作為「綜合發展區(3)」地帶核准總綱發展藍圖的過渡方案。

擬議改裝為辦公室用途的主要理據如下：

- 擬議用途符合規劃意向，並不會損害「綜合發展區(3)」地帶總綱發展藍圖的實施及完整性。
- 擬議改裝符合周邊大廈用途轉型的趨勢。
- 擬議改裝現有大廈可視為與活化工廈計劃下「其他指定用途(商業)」及「商業」地帶內的工業大廈相類似，符合將工業大廈轉換為辦公室等非污染用途的目標。
- 擬議整棟改裝現有大廈可解決工業與住宅用途之間的相融問題。
- 鑑於工業大廈高的空置率，擬議改裝將能更有效利用未充分利用的樓面面積。
- 擬議整棟改裝現有大廈可保留現有結構，減輕拆除工程帶來的環境影響。
- 消防安全問題會得以適當處理。
- 擬議用途將不會帶來負面的交通影響。

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S16 PLANNING APPLICATION
Draft Tsuen Wan Outline Zoning Plan No. S/TW/40

**Proposed Wholesale Conversion of the Existing Industrial Building for
Office and Shop and Services Uses
At Tetra, 368-370 Sha Tsui Road, Tsuen Wan**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Master Arch International Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Wholesale Conversion of the Existing Industrial Building for “Office” and “Shop and Services” (the “Proposed Conversion”) at Tetra at Nos. 368-370 Sha Tsui Road, Tsuen Wan (the “Site”). The Site falls within “Comprehensive Development Area (3)” (“CDA(3)”) zone on the Draft Tsuen Wan Outline Zoning Plan (“Draft OZP”) No. S/TW/40. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Proposed Residential Development scheme is included in Section 3. The planning merits and justifications for the Planning Application can be found in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Location of the Site and Existing Condition

2.1.1 Tetra is an existing industrial building located at Tetra on Nos. 368-370 Sha Tsui Road with a site area of about 1,765.158m². The 24-storey industrial building (4/F, 13/F, 14/F and 24/F omitted) has a total floor area of about 26,477.37m². The Site is bounded by Sha Tsui Road to the north, Wan Wo Tsai Street Garden to the east, a construction site to the south and Bonsun Industrial building to the west. It is accessible from Tsuen Wan MTR Station, with about 15 minutes walking distance.

2.1.2 The existing building, Tetra, was completed in 1975 and newly renovated in 2022. According to the approved General Building Plan (GBP) in 1975, Tetra is for workshop use. Recently, the Applicant has carried out and completed renewal and A&A works, including upgraded facade, modernized lift systems, improved internal layouts for flexible office partitioning, enhanced ventilation and air conditioning systems with independent split A/C, and compliance with current building standards. Majority of the existing building is currently vacant, while minor portion is used for ancillary purpose to support the workshop use, such as storage use.

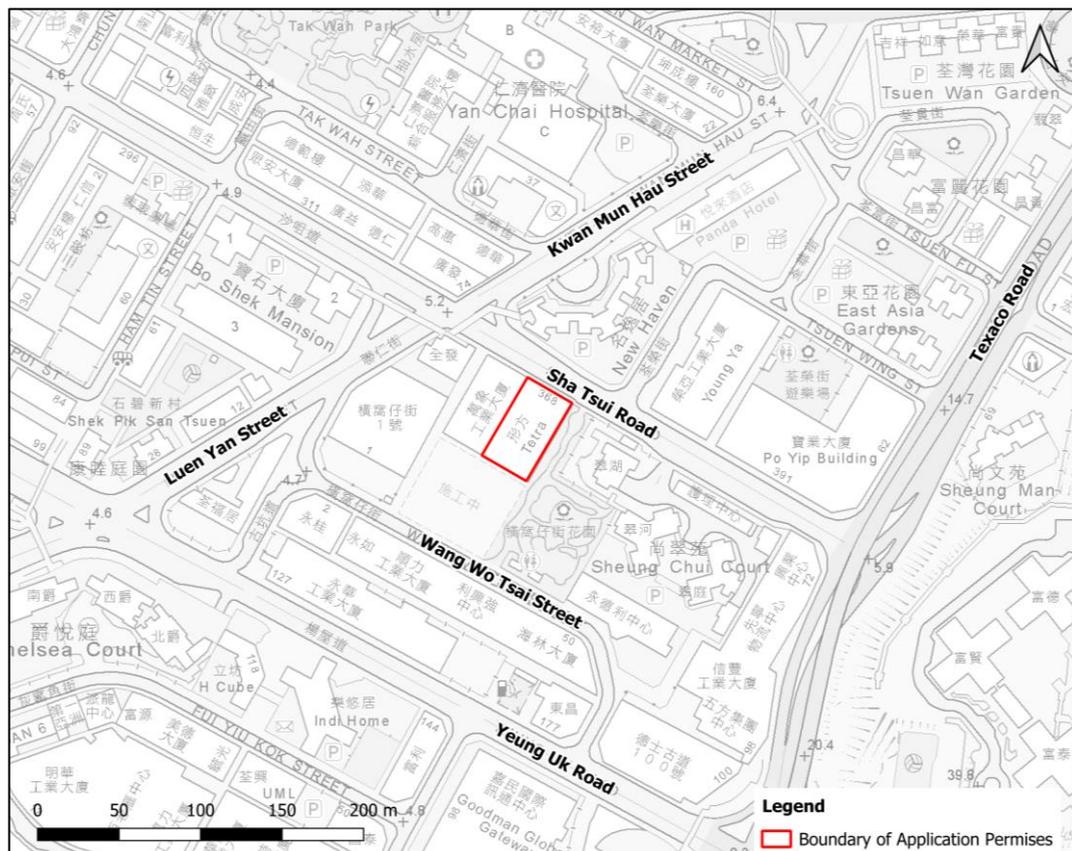


Figure 2.1 Site Location Plan



Photo 1 Existing Building



Photo 2 Internal Layout

2.2 Surrounding Land Use Pattern

2.2.1 The Site is located at the edge of Tsuen Wan Town Centre. The land use pattern involves a mixture of industrial, business, residential and some street shops (**Figure 2.1** refers).

- (a) To the immediate east of the Site are Wang Wo Tsai Street Garden and Sheung Chui Court.
- (b) To the west are some existing industrial/commercial buildings, namely Bonsun Industrial Building, Fortune Commercial Building and 1 Wang Wo Tsai Street.
- (c) To the southwest is a vacant site which is under construction.
- (d) To the northeast across Sha Tsui Road are more industrial/office buildings, namely Yong Ya Industrial Building and Po Yip Building.
- (e) To the north across Sha Tsui Road is a residential development, named New Haven.
- (f) The wider area across Kwan Mun Hau Street/Luen Yan Street is the older Tsuen Wan Town Centre, where low to medium-rise commercial/residential buildings with active street shops can be found.
- (g) There are several ground floor shops along Sha Tsui Road and these are mainly hardware stores, canteens, car cleaning shops and car repair workshops; more shops that provide daily essentials can be found across Kwan Mun Hau Street/Luen Yan Street.

2.3 Statutory Planning Context

2.3.1 The Application Site is zoned “Comprehensive Development Area (3)” on the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40 (**Figure 2.2** refers). According to the Statutory Notes of the Draft OZP, the planning intention of the “CDA(3)” zone is as follows:

“This zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.”

2.3.2 Any development/redevelopment within “CDA” zone requires planning permission from TPB. According to the Notes of the OZP for “CDA” zone, “Office” and “Shop and Services” are Column 2 uses which require planning permission from the Town Planning Board (the Board).

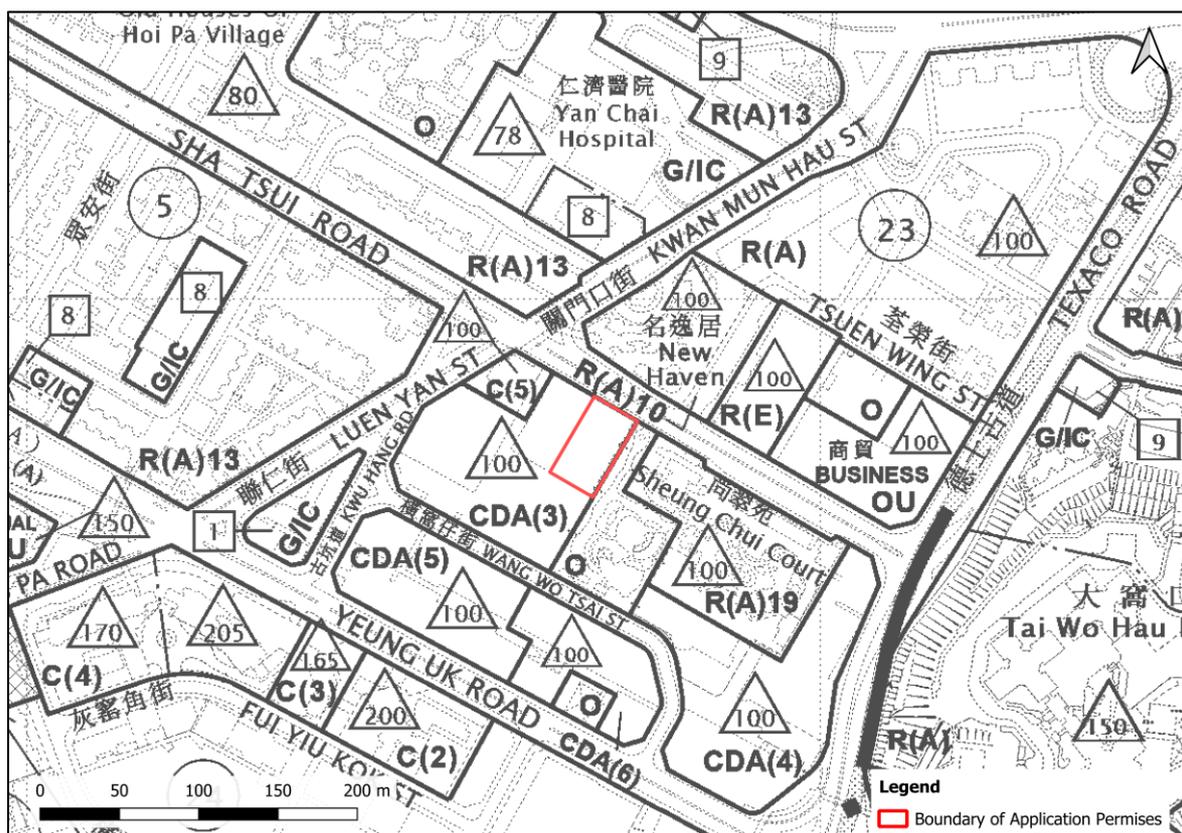


Figure 2.2 Zoning Context Plan
(Extracted from Draft Tsuen Wan Outline Zoning Plan No. S/TW/40)

2.4 Area Assessments of Industrial Land in the Territory

2.4.1 Tsuen Wan East Industrial Area had been a major employment area in Tsuen Wan. As recommended in the *Area Assessments 2009 of Industrial Land in the Territory*, the area bounded by Yeung Uk Road, Texaco Road, Sha Tsui Road and Kwu Hang Road was then rezoned to “Comprehensive Development Area” (“CDA”) with an aim “to give opportunity to land use restructuring and upgrading the area” (Figure 2.2 refers).

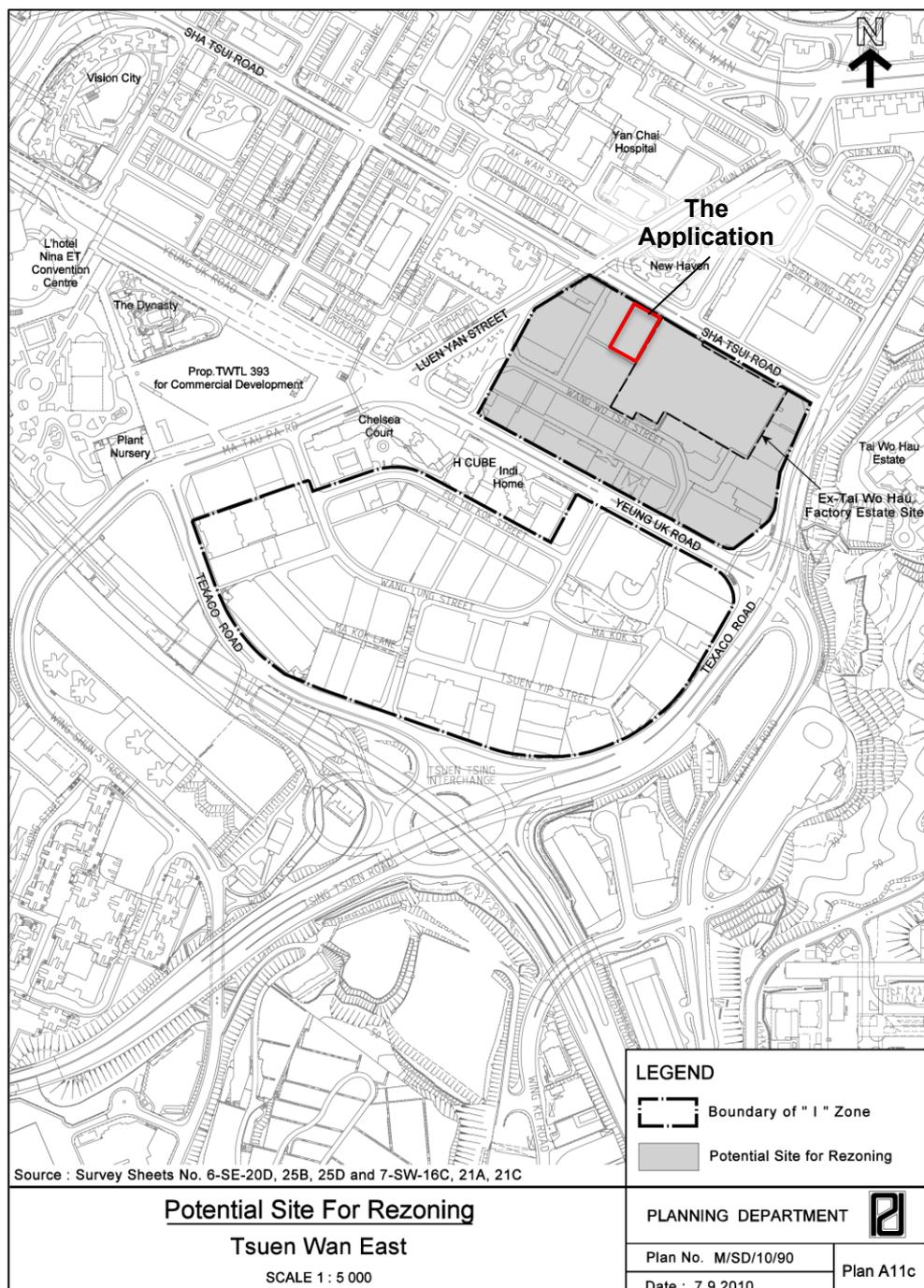


Figure 2.3 Tsuen Wan East Industrial Area
(Extracted from *Area Assessments 2009 of Industrial Land in the Territory*)

2.4.2 According to the latest *Area Assessment 2020 of Industrial Land in the Territory*, which was carried out prior to the face-lifting A&A Works took place, several industrial buildings / industrial building sites in the “CDA” zones have been converted or planned to use for non-polluting industrial uses, including a high-tier data centres and a site for comprehensive residential and social welfare facility development. The Tsuen Wan East Industrial Area is currently under transformation. There remains only 5% being used for manufacturing/workshop uses. The assessment concluded to retain the planning intention as “CDA” to encourage phasing out the residual industrial uses and also to address the interface problems.

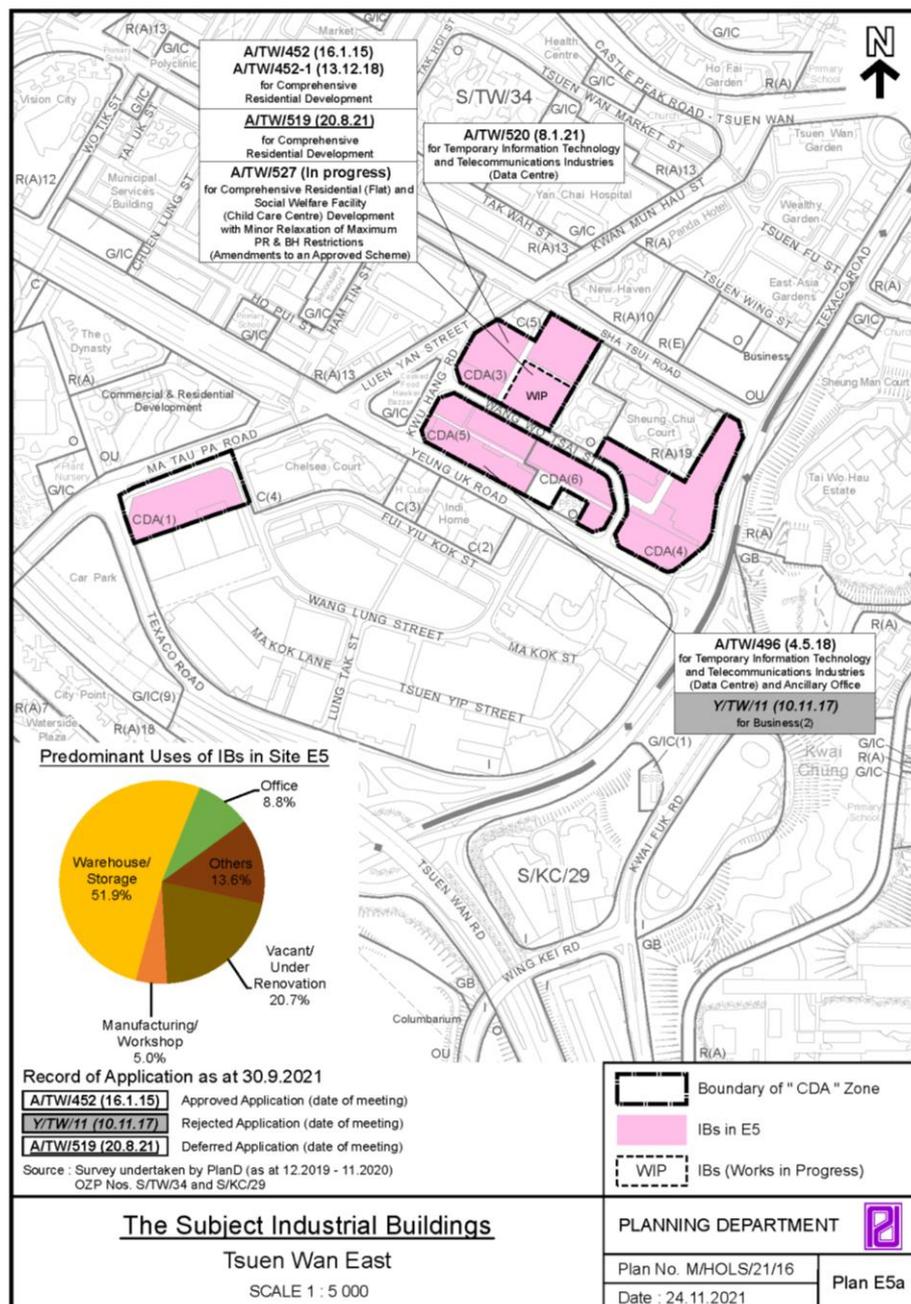


Figure 2.4 Tsuen Wan East Industrial Area
(Extracted from *Area Assessments 2020 of Industrial Land in the Territory*)

2.5 Planning History of the Site

- 2.5.1 On 24 December 2021, the Metro Planning Committee of the Town Planning Board approved the Master Layout Plan (MLP) submitted under Application No. A/TW/527 for a proposed comprehensive residential development for the entire “CDA(3)” zone (i.e. including the Site). The landowner of TWTL160 (at the corner of Wang Wo Tsai Street and Kwu Hang Road) submitted the application for the entire “CDA(3)” zone and proposed a phased and separate residential development. They expected that other landowners within the same zone can make amendments as and when necessary to the approved MLP, subject to approval by the Board. The landowner of TWTL 160 is currently carrying out construction for the phase 1 development of the approved MLP.
- 2.5.2 The Application Site is located within the approved MLP under Application No. A/TW/527. However, the Applicant, who is also the sole owner of Tetra, did not take part in devising the proposed MLP and is still considering the development potential of the long-term redevelopment scheme as of to-date.

Table 2.1 Previous Planning Applications Involving in the Site

Application No.	A/TW/452	A/TW/519	A/TW/527	A/TW/528
Site Area	About 11,318m ²	About 11,318m ²	About 11,318m ²	About 52.388m ² (Part of the Application Site)
Applied uses	Proposed Comprehensive Residential Development	Proposed Comprehensive Residential Development (Amendments to an Approved Scheme)	Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Child Care Centre) Development with Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions (Amendments to an Approved Scheme)	Proposed Shop and Services
Proposed PR	5	5	6.1	-
Proposed GFA	About 52,550m ²	About 52,556.35m ²	About 64,075m ²	About 52.388m ²
Proposed BH	100 mPD	100 mPD	120 mPD	-
Decision (Date)	Approved with conditions (06/01/2015)	Rejected (18/12/2020)	Approved (24/12/2021)	Approved (15/10/2021)

2.6 Accessibility

- 2.6.1 The Site is accessible via Sha Tsui Road with an existing ingress/egress point at the northeast of the Site. Several franchised buses and green mini-bus stations could be found along Sha Tsui Road within a comfortable walking distance (about 100m) to the east of the Site.

3 PROPOSED DEVELOPMENT SCHEME

3.1 The Proposed “Office” and “Shop and Services”

3.1.1 The Applicant intends to convert the existing 24-storey industrial building with a total GFA about 26,477.37m², primarily to “Office” use with a gross floor area of 26,375.11 m², while the existing “Shop and Services” use on the ground floor with a GFA of about 52.388m² (approved under TPB Ref. A/TW/528) will be retained. The layout plan of the proposed “Office” and “Shop and Services” use are provided in **Appendix 2**.

Table 3.1 Technical Schedule

Key Parameters	
Total Site Area	About 1,765.158m ²
Total Plot Ratio	About 15
Total GFA	About 26,477.37m ²
<ul style="list-style-type: none"> • Office • Shop and Services 	<ul style="list-style-type: none"> • 26,424.982m² • 52.388m²
No. of Storeys	24 (4/F, 13/F, 14/F and 24/F omitted)

Table 3.2 Proposed Floor Use

Floor	Proposed Use
G/F	Shop, Lift Lobby, Carpark, L/UL Bays and E&M Facilities
1/F-27/F (4/F, 13/F, 14/F and 24/F omitted)	Offices and E&M Facilities
R/F	Flat Roof and E&M Facilities

3.1.2 Upon completion of the Proposed Conversion, the Applicant will make necessary submissions to apply for waiver from the Lands Department for the proposed uses and demonstrate to the Building Authority that the building will continue to comply with all relevant building and fire regulations applicable, including floor loading, compartmentation, lighting, ventilation, provision of means of escape and sanitary fittings.

3.2 Provision of Internal Transport Facilities

3.2.1 The proposed conversion would not include any demolition or reconstruction of the existing building. According to the approved GBP, there are 17 nos. of car parking spaces, with 16 nos. of double deck parking spaces and 1 no. of disable parking space. Having considered the existing building layout and maximized the space for transport facilities, it is proposed to provide a total of 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 PLANNING JUSTIFICATIONS

4.1 The Proposed Use is in line with the Planning Intention

4.1.1 Tetra, the existing industrial building is located within an area zoned “CDA(3)”, which is intended for comprehensive development/redevelopment primarily for residential use with commercial facilities. Recalling the history of rezoning part of the Tsuen Wan East Industrial Area to “CDA(3)” in the 2009, the intention was “*to give opportunity to land use restructuring and upgrading the area*”. The Applicant has been proceeding along the same pathway, first to invest in upgrading the building and give it a face-lift. Now, the Applicant proposes “Office” and “Shop and Services” uses (Column 2 uses under “CDA(3)” zone), which support non-polluting business activities and facilitate the phasing out of residual industrial uses in the interim. The Proposed Conversion is in line with the long-term restructuring intention of the area and would not deviate from the planning intention in the long run.

4.2 In Line with the Trend of Transformation to the Surrounding Planning Context

4.2.1 The Site was zoned “Industrial” on the first draft Tsuen Wan OZP No. LTW/131 gazetted in 1971 and was later rezoned to “CDA(3)” on the draft Tsuen Wan OZP No. S/TW/27 gazetted in 2010, following the recommendations of their the “Area Assessment 2009 Industrial Land in the Territory”. This rezoning aimed to facilitate land use restructuring in Tsuen Wan East, phasing out traditional industrial activities in favour of mixed residential and commercial/business developments, while addressing interface issues in a controlled manner.

4.2.2 According to the “Area Assessment 2020” and the latest site visit in December 2025, it is observed that a number of the premises in existing industrial buildings in the “CDA(3)” zone and adjacent “I” zone have been converted into non-polluting industrial uses (e.g. storages) and non-industrial uses (including data centres and offices uses). The area is gradually developing as an area mixed with residential and commercial uses, together with some residual industrial (but mainly non-polluting) uses. The proposed “Office” use would serve the needs for modern workspace for local businesses and workers in Tsuen Wan and nearby areas, which aligns with the recommendation in “2020 Area Assessment” to phase out residual industrial activities.

4.2.3 This ongoing transformation reflects the direction set out in the “2020 Area Assessment”, which recommended retaining the “CDA” zoning to encourage the gradual phasing out of outdated industrial uses, mitigate land use conflicts, and promote higher-value economic activities. The proposed wholesale conversion of existing industrial building for “Office” and “Shop and Services” uses directly supports this trend by introducing flexible, non-polluting modern workspaces that

meet the demand from local businesses, professionals, and workers in Tsuen Wan and surrounding districts. Such conversion would enhance the economic vibrancy of the area, aligns with government policies on industrial revitalisation and land optimisation, and serves as an appropriate interim measure pending any future comprehensive redevelopment under the approved Master Layout Plan framework for the “CDA(3)” zone.

4.3 Similar Nature as Other Industrial Buildings within the “OU(B)” and “C” Zone

4.3.1 The Government's Revitalisation of Industrial Buildings Scheme, extended until the end of 2027, actively encourages the optimisation of existing industrial buildings through conversion or redevelopment to non-polluting uses such as offices, modern industrial use, data centres, and related commercial activities. The scheme prioritises wholesale approaches to comprehensively address fire safety, loading/unloading, and land use interface issues, while providing incentives including waiver fee exemptions for eligible buildings and standard premium rates for redevelopment of pre-1987 industrial buildings.

4.3.2 The proposed wholesale conversion of existing industrial building in “CDA(3)” zone has a similar nature with those industrial buildings in “OU(B)” and “C” Zones, where some former industrial buildings have also been transformed into office uses (e.g. The Octagon in “OU(B)” zone). Despite the Site meets most criteria of the industrial building revitalisation scheme, yet the Application Site is zoned “CDA(3)”, the Applicant is unable to enjoy the benefit of the said revitalisation scheme.

4.3.3 The rezoning from “I” to “CDA(3)” in 2010 aims to phase out residual industrial activities, mitigate interface problems, and facilitate mixed residential-commercial developments with supporting non-polluting business elements. The proposed wholesale conversion for “Office” and “Shop and services” serves an effective interim strategy, promoting gradual revitalisation without conflicting with the “CDA(3)” zone's long-term primarily residential-led intention. Through utilising underutilised space for business/office purpose, it could help enhancing economic value and supports job creation in higher-value sectors, as well as preparing the building for integration into approved master plans while addressing residual industrial phasing.

4.4 Minimise Any Potential Industrial/Residential Interface Issues to the Surrounding Environment

4.4.1 The existing building, Tetra, is an industrial building, which is restricted to industrial and/or godown purposes. To the east of the Site is Sheung Chui Court, a subsidised sales flats project completed in 2017. Sheung Chui Court comprises 3 residential towers, in which Chui Wu House is located closest to the Site (about 30m away). Chui Wu House is a single-aspect building with no openable windows facing Sha Tsui Road and Yong Ya Industrial building to the north; whereas its

western façade contains openable window facing the existing industrial building erected at the Site (**Figure 4.1** refers).

- 4.4.2 The Proposed Conversion from industrial to office use would further minimise the potential industrial/residential interface issue, including potential conflicts arising from noise, traffic and air quality issues that are generally incompatible with a residential environment. Moreover, the entire building has been equipped with modern lift lobbies, fire services installations, split-type air-conditioning system and etc. The Applicant will make necessary submissions to demonstrate to the Building Authority that the building will continue to comply with all relevant building and fire regulations applicable to office buildings, including floor loading, compartmentation, lighting, ventilation, provision of means of escape and sanitary fitments.
- 4.4.3 Upon receiving approval from the Town Planning Board, the Applicant will proceed to obtaining temporary waiver from the Lands Department. After all, Tetra would then become an office building in technical terms; thereby substantially reduce the possibility of facing the industrial/residential interface issue in the future.



Figure 4.1 Interface between the Existing Industrial Building and the Adjacent Residential Building (i.e. Sheung Chui Court)

4.5 More Efficient Use of Underutilised Industrial Floor Space

- 4.5.1 According to the lease records from the Applicant, Tetra currently exhibits a vacancy rate of approximately 50%. This substantial level of underutilisation in an industrial building reflects the diminishing demand for traditional workshop and storage uses and indicate the low economic return from residual industrial activities in this transitional location.
- 4.5.2 The Proposed Conversion of these largely vacant floorspaces for office use represents an efficient and pragmatic way of optimising existing building and repurposing underoccupied space for higher-value, non-polluting business activities. The Proposed Conversion does not only activates underutilised floor area and improves the overall occupancy and financial viability of the building, but also align with the planning intention and serves as a possible interim solution that bridges the gap until full comprehensive redevelopment under the approved Master Layout Plan for the “CDA(3)” zone can be realised.

4.6 Sustainable Regeneration via Conversion of Existing Building

- 4.6.1 The proposed wholesale conversion of the existing industrial building to “Office” and “Shop and Services” use involves minimal demolishing works. Compared to full redevelopment or demolition and new construction, this approach generates significantly lower dust, noise, construction waste, material consumption, and carbon emissions, resulting in a much smaller environmental impact and less disruption to the surrounding neighbourhood. By retaining the existing structure, the proposal supports sustainable urban regeneration, aligns with government policies on optimising underutilised floor space, and delivers immediate economic and planning benefits.

4.7 Fire Safety is Properly Addressed

- 4.7.1 During the revitalisation of Tetra in 2022, the building has complied with all relevant building and fire regulations, including floor loading, compartmentation, lighting, ventilation and provision of means of escape, which aligned with the requirements of the Buildings Ordinance, the Code of Practice for Fire Safety in Buildings 2011 (as amended), and relevant Fire Services Department (FSD) standards. The approval from the Fire Services Department on the submission of fire services installation is enclosed in **Appendix 3**. This renovation has already brought the building to a modern level suitable for office activities and fire safety of the Proposed Conversion can be properly addressed.

4.8 No Adverse Traffic Impact is Anticipated

- 4.8.1 As the proposal only includes conversion of the existing industrial building for office use, the building would not be demolished and reconstructed. According to the Traffic Review Report (**Appendix 2** refers), 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. 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 car parks. 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.

5 CONCLUSION AND SUMMARY

5.1.1 In light of the above, it is believed that the Proposed Wholesale Conversion of the Existing Industrial Building for “Office” and “Shop and Services” uses at the Subject Premises can be favourably considered by the TPB from a planning point of view. The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed conversion based on the following:

- The proposed use is in line with the planning intention and would not jeopardise future implementation and comprehensiveness of the “CDA(3)” site.
- The proposed conversion is in line with the trend of transformation to the surrounding planning context.
- The proposed wholesale conversion of existing building has a similar nature as other industrial buildings within the “OU(B)” and “C” Zone under the Revitalisation of Industrial Buildings Scheme, which aims to encourage the conversion/redevelopment of industrial buildings to non-polluting uses like offices.
- The proposed wholesale conversion could minimise the interface issue between residential and industrial use.
- In view of the low demand in industrial floor space with evidenced high vacancy rate within the existing building, the proposed conversion would enable better utilisation of underutilised floor space.
- The proposed wholesale conversion could achieve sustainable regeneration by retaining the current structure with minimal demolition, thereby significantly reducing environmental impact compared to full redevelopment.
- Fire safety concern will be properly addressed.
- The proposed use will not induce adverse traffic impact.