

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES
(BANK, FAST FOOD COUNTER, LOCAL PROVISIONS STORE, ELECTRICAL SHOP
AND/OR SHOWROOM ONLY)' AT G/F (PART), KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)**

- Supplementary Planning Statement -

PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES (BANK, FAST FOOD COUNTER, LOCAL PROVISIONS STORE, ELECTRICAL SHOP AND/ OR SHOWROOM ONLY)' AT G/F (PART), KOON WAH BUILDING, 2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)

SECTION 16 PLANNING APPLICATION

Supplementary Planning Statement

Applicant

Koon Ngai Company Limited

Planning Consultant & Submitting Agent

Townland Consultants Limited

File Reference: YSCYCK/3

For and on behalf of Townland Consultants Limited

Approved by :  _____

Position : _____ Director _____

Date : _____ 27 November 2025 _____

27 November 2025

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EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Koon Ngai Company Limited (the “**Applicant**”) to seek permission from the Town Planning Board (“**TPB**”/ the “**BOARD**”) for Proposed ‘Shop and Services’ and Proposed ‘Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)’ (collectively referred as the “**Proposed Uses**”) at G/F (part) of an existing industrial building (“**IB**”) (Koon Wah Building) at No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin in the Siu Lek Yuen Industrial Area (“**SLYIA**”) (the “**Application Premises**”).

The Application Premises falls within a Site currently zoned “Industrial (1)” (“**I(1)**”) on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 (“**Approved OZP**”). ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)’ is a Column 2 use which may be permitted with or without conditions on Planning Application to the TPB.

The Applicant seeks to enable the use of the non-industrial portions of G/F for commercial uses. The Application Premises has a total floor area of approx. 771.48m² and fronts Ngau Pei Sha Street or is accessible via the main entrance of the Existing IB. There is an existing sprinkler system within the Application Premises. The Application Premises is proposed to be used partly for ‘Shop and Services’ use (about 460m²) and partly for ‘Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)’ use (about 311.48m²), and as such, do not exceed the permissible aggregate commercial floor area criteria under Town Planning Board Guidelines for Uses/ Development within “Industrial” Zone (“**TPB PG-No. 25D**”). In order to cater to the evolving market conditions and ongoing transformation within SLYIA, the Applicant seeks for flexibility in allocating the area between the Proposed Uses and may reconfigure the location of the Proposed Uses, but commits to complying with the permissible aggregate commercial floor area criteria under TPB PG-No. 25D.

The Proposed Uses at the Application Premises is justified on the following grounds:

- The Proposed Uses at the Application Premises, located in the SLYIA and near high-density residential developments, will support the transformation of the area by offering essential retail facilities aligning with Government policies on industrial revitalization and local development needs;
- The floor areas of the Proposed Uses do not exceed the permissible commercial floor area on the G/F of the subject IB as set out in the TPB PG-No. 25D, and the Applicant is committed to ensuring compliance through periodic audit and inspection of the Application Premises;
- The Proposed Uses is considered compatible with the locality and is conveniently located to address the daily and retail needs of the residents and workers in the vicinity and within the Existing IB; and
- The Proposed Use is minor in terms of scale and will not result in fire safety concerns or adverse impacts.

Based on the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), we respectfully request the BOARD to give favourable consideration to this Application.

行政摘要

(內文如有差異，僅以英文版本為準)

根據城市規劃條例第十六條，我司僅以代表冠藝有限公司（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）呈交規劃申請書，請求批准於沙田圓洲角小瀝源工業區源順圍 2 號的現有工業大廈（下稱「**工廈**」）（冠華大廈）地下（部分）（下稱「**申請處所**」）作擬議商店及服務行業及擬議商店及服務行業（只限銀行、快餐店、雜貨店、電器店及/或行陳列室）（下稱「**擬議用途**」）。

申請處所現時坐落於《沙田分區計劃大綱核准圖編號 S/ST/38》（以下簡稱「**核准圖**」）中被劃為「工業（1）」地帶的地盤。商店及服務行業（未另有列明者）（只限設於地面一層，但在經大規模改建的現有建築物則無此限制；附屬陳列室可能獲准設於任何一層，亦不在此限）屬第二欄用途，須先向城規會申請，可能在有附帶條件或無附帶條件下獲准。

申請人要求將地下非工業用途部分作商業用途。申請處所的總樓面面積為約 771.48 平方米並面向牛皮沙街或能經現有工廈的主入口進入。申請處所已設有噴灑系統。申請處所將分別作「商店及服務行業」用途(460 平方米)及「商店及服務行業（只限銀行、快餐店、雜貨店、電器店及/或行陳列室）」用途(311.48 平方米)，並因此未超出城市規劃委員會規劃指引在「工業」地帶內進行的用途／發展（規劃指引編號 25D）所容許的合計商用樓面面積限制。為配合不斷轉變的市場環境及持續轉型的小瀝源工業區，申請人要求在擬議用途內靈活分配面積，並可調整用途位置，唯承諾遵守規劃指引編號 25D 的合計商用樓面面積上限。

位於申請處所的擬議用途具備以下充分理據的支持：

- 位於申請處所的擬議用途座落於小瀝源工業區並鄰近高密度住宅發展，將能透過提供所需的零售設施支持政府活化工廈措施下的地區轉型和當區的發展需要；
- 擬議用途未超出規劃指引編號 25D 所訂明工廈地下容許的商用樓面面積，申請人承諾透過定期審核及巡查擬議用途，確保符合規定；
- 擬議用途與當區環境兼容，且位置便利，能滿足附近居民和周邊及現有工廈工作人員的日常及零售需求；及
- 擬議用途規模較小，將不會造成消防安全等其他不良影響。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

Reference: YSCYCK/3/ERIC/05
Date: 27 November 2025

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES (BANK, FAST FOOD COUNTER, LOCAL PROVISIONS STORE, ELECTRICAL SHOP AND/OR SHOWROOM ONLY)' AT G/F (PART), KOON WAH BUILDING, 2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)

1. INTRODUCTION

- 1.1 We are instructed by Koon Ngai Company Limited (the "**Applicant**") to submit this Section 16 ("**S16**") Planning Application to seek permission from the Town Planning Board ("**TPB**" / "**the BOARD**") for Proposed 'Shop and Services' and Proposed 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' (collectively referred as the "**Proposed Uses**") at a portion of the G/F of an existing Industrial Building ("**IB**" or the "**Site**") (Koon Wah Building) at No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin in the Siu Lek Yuen Industrial Area ("**SLYIA**") (the "**Application Premises**").
- 1.2 The Application Premises, with an area of about 771.48m² at the G/F of the existing IB, falls within a Site currently zoned "Industrial (1)" ("**I(1)**") on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 ("**Approved OZP**") gazetted on 07 June 2024. 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an Existing Building and Ancillary Showroom which may be permitted on any floor)' is a Column 2 use which may be permitted with or without conditions on Planning Application to the TPB. A portion of the Application Premises (about 455.76m²) is subject to a planning approval for Proposed 'Shop and Services' approved with conditions on a 5-year temporary basis on 14 February 2025 ("**TPB No. A/ST/1035**").
- 1.3 The Applicant seeks to enable the use of the remaining areas of the same non-industrial portions of G/F for commercial uses. The Application Premises is proposed to be used partly for 'Shop and Services' use (about 460m²) and partly for 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' use (about 311.48m²), and as such, do not exceed the permissible aggregate commercial floor area criteria under Town Planning Board Guidelines for Uses/ Development within "Industrial" Zone ("**TPB PG-No. 25D**").
- 1.4 Under the current S16 Planning Application, the Applicant has indicatively demarcated an area of about 460m² within the Application Premises for proposed 'Shop and Services', with the remaining areas to be allocated Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' (**Appendix 1** refers). In order to cater to the evolving market conditions and ongoing transformation within SLYIA, the Applicant seeks for flexibility in allocating the area between the Proposed Uses and may reconfigure the location of the Proposed Uses, but commits to complying with the permissible aggregate commercial floor area criteria under TPB PG-No. 25D.

- 1.5 This Supplementary Planning Statement (“**SPS**”) provides relevant information on the Application to facilitate the BOARD’s consideration. The following Sections will provide a description of the Application Premises and its surroundings, the planning context, details of the Proposed Uses and justifications in support of the Application.

2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The Application Premises is located at the G/F of an Existing IB (Koon Wah Building) at No. 2 Yuen Shun Circuit and is bounded by Yuen Shun Circuit, Ngau Pei Sha Street and Yuen On Street at the western fringe of the SLYIA in Sha Tin (**Figure 2.1** refers). The Existing Building is a 5-storey IB completed in 1987.
- 2.1.2 The Application Premises cover 36 existing units at G/F (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A21, A22, A23, A25, A26, A27, A28, A29, A30, A31, A32, A33, A35, A36, A37, A38, A39 and B1*) with a total floor area of 771.48m². Ten (10) existing units (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9 and B1*) abut Ngau Pei Sha Street and enjoy direct street frontage. The remaining 26 units within the Application Premises are located on the G/F of the Existing Building accessible via the building’s main entrance (with barrier-free access (“**BFA**”)) at Ngau Pei Sha Street. There is an existing sprinkler system within the Application Premises.

2.2 Surrounding Land Uses

- 2.2.1 The area surrounding the Existing Building is characterized by a mix of land uses, including industrial, residential, open space and, government, institution and community (“**GIC**”). A Summary of the surrounding area is provided below (**Figure 2.2** refers):
- Areas to the north to southeast of the Site are various IBs (e.g. Shatin Industrial Centre, Chiaphua Industries Building, Chiaphua Centre, Swire Coca-Cola HK, Crown Worldwide Building and Ever Gain Building), Sha Tin KMB Depot, commercial buildings (e.g. a planned commercial development at Government Land, Goldlion Holdings Centre, Town Health Technology Centre and Citimark) and the ALVA Hotel by Royal. While Chiaphua Industries Building and Chiaphua Centre are existing IBs, they are subject to a planning approval for Proposed Wholesale Conversion for Proposed Shop and Services, Eating Place, Motor-vehicle Showroom (Ground Floor), Art Studio, Information Technology and Telecommunications Industries, Office (Office Related to Industrial Use/Cultural Industry only) and Research, Design and Development Centre (TPB Ref: A/ST/982). A site (STTL 625) to the further northeast of the Site is planned for private residential development and disposed by Government through 2024-25 Land Sale.
 - Abutting the Site to the southeast are an open-air car park and the Ngau Pei Sha Street Playground that accommodates various recreational and leisure activities. The Sinopec-Siu Lek Yuen Petrol and LPG Filling Station and the Hong Kong Police Siu Lek Yuen Operational Base are located to the further southeast of the Site.
 - Clusters of high-density residential developments are located from the south to the further north of the Site, including Yu Chui Court, Prima Villa, Yue Tin Court, City One Shatin, Sunshine Grove and various schools. A bus terminus cum Yu Chui Shopping Centre is located across Ngau Pei Sha Street to the southwest of the Site.
 - Immediately to the northwest of the Site across the Yuen Shun Circuit are the Siu Lek Yuen Fire Station and a temporary open-air car park which is planned for private residential development and disposed by Government through 2024-25 Land Sale (STTL 623). The MTR City One Station of the Tuen Ma Line is also located to the northwest of the Site.



SCALE 1 : 1,000



FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 5,000

2.3 Land Status

- 2.3.1 The Existing Building is registered as Sha Tin Town Lot No 275 and is wholly owned by the Applicant. The total area of the Site is approx. 4,915m².

2.4 Accessibility

- 2.4.1 The Existing Building is accessible from Ngau Pei Sha Street, Yuen Shun Circuit and Yuen On Street and is conveniently served by various modes of public transportation including buses, minibuses, taxis and railway in the area. The Site is situated approx. 110m from City One Station with a walking distance of about 2 minutes to the station. A cycle track that forms part of the larger cycling network in Shatin is also abutting the Site at Ngau Pei Sha Street.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

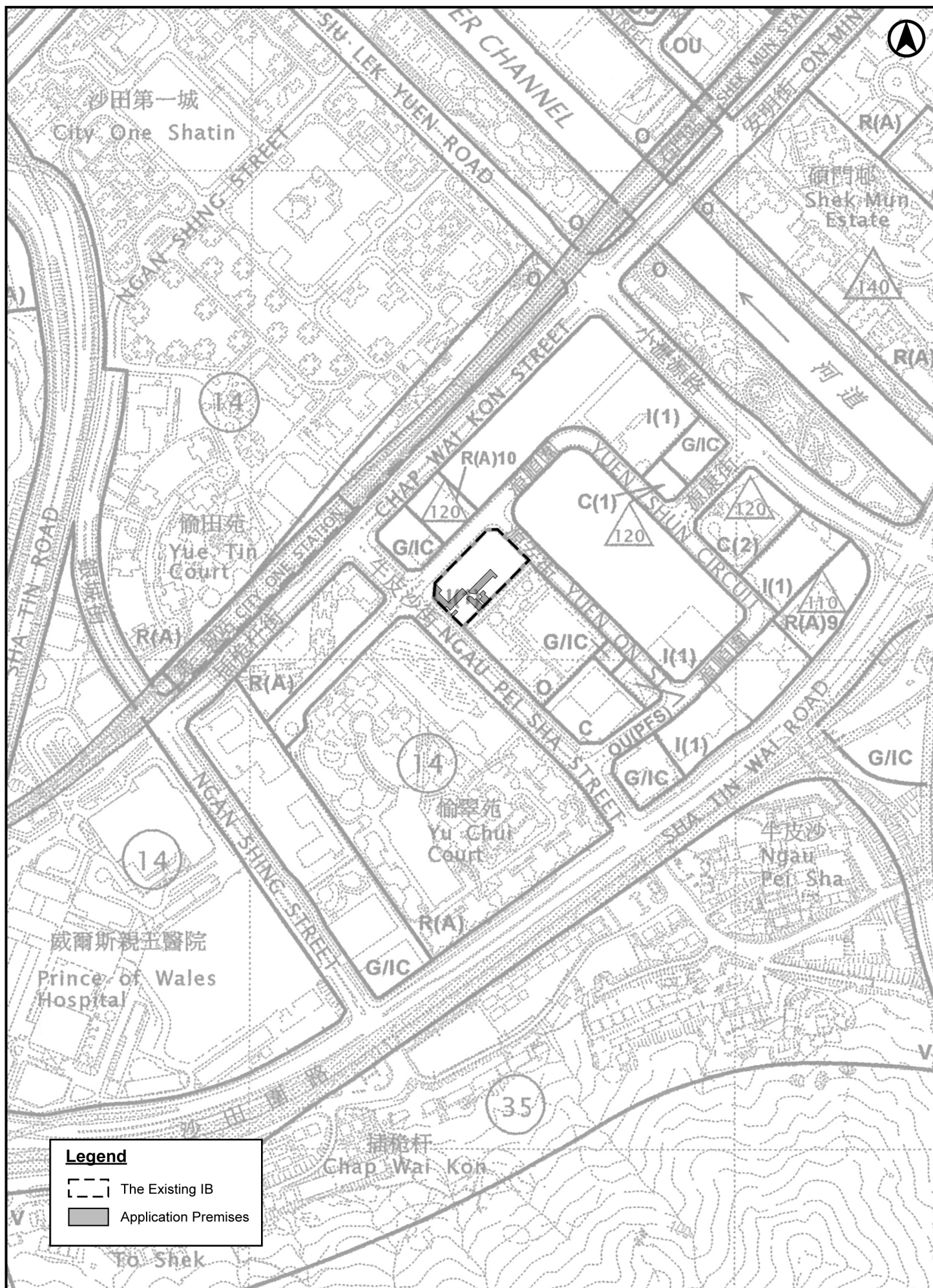
Approved Sha Tin Zoning Plan No. S/ST/38

- 3.1.1 The Application Premises is located with a Site currently zoned “I(1)” zone on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 gazetted on 07 June 2024 (**Figures 3.1 and 3.2** refer). ‘*Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)*’ is a Column 2 use that may be permitted with or without conditions on application to the TPB under Section 16 of the Town Planning Ordinance (“**TPO**”).
- 3.1.2 According to the Approved OZP, the “I” zone is intended “*primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone*”.

3.2 Non-Statutory Planning Context

Town Planning Board Planning Guidelines for Use/ Development within “I” Zone (TPB PG-No. 25D)

- 3.2.1 TPB PG-No. 25D sets out the main planning criteria for assessing planning applications for office buildings and commercial uses in industrial or industrial-office (“**I-O**”) buildings within the “I” zone, including demonstrating genuine need, suitability of location and scale, and not resulting in adverse effect of the traffic conditions in the local road network. (*Para. 6.2 of TPB PG-25D* refers).



YSCYCK/3

FIGURE 3.1 EXTRACT OF THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/38

SCALE 1 : 5,000

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Concrete Batching Plant
Cargo Handling and Forwarding Facility (not elsewhere specified)	Dangerous Goods Godown
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Refuse Collection Point	Educational Institution (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Exhibition or Convention Hall
Industrial Use (not elsewhere specified)	Hotel (on land designated "Industrial (1)" only)
Information Technology and Telecommunications Industries	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Offensive Trades
Public Utility Installation	Office (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Pier
Recyclable Collection Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Research, Design and Development Centre	Place of Recreation, Sports or Culture (not elsewhere specified)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Private Club
Utility Installation for Private Project	Public Clinic (in wholesale conversion of an existing building only)
Vehicle Repair Workshop	Religious Institution (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor)
	Training Centre (in wholesale conversion of an existing building only)
	Wholesale Trade

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20 % of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

- 3.2.2 The Fire Services Department (“**FSD**”) should also be satisfied on the risks likely to arise or increase from the proposed commercial use under application. As stated in TPB PG-No.25D, *“the aggregate commercial floor areas¹ on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use.”* (Para. 6.2 of TPB PG-25D refers).

Report on Area Assessments 2020 of Industrial Land in the Territory

- 3.2.3 In December 2021, Planning Department (“**PlanD**”) published the “Report on 2020 Area Assessments of Industrial Land in the Territory (“**Area Assessment 2020**”), the latest assessment on industrial land utilisation in Hong Kong, which recognised the active transformation and changes in planning circumstances with a number of redevelopment/conversion proposals in the area and in view that there are mature residential neighbourhoods in the surroundings well-served by public transport including the MTR City One Station, opportunity could be given to rezone the SLYIA from “I” to “R(E)” to facilitate the future transformation of the area.

3.3 Planning History

- 3.3.1 The Site was subject to various planning approvals for commercial uses at G/F, of which Application No. A/ST/632 (“**TPB No. A/ST/632**”), involving Approved ‘Shop and Services’/ ‘Office’ (District Council Member’s Office) at Unit A3 (23m²) approved on 17 March 2006, had been implemented and is accounted for in the current aggregate commercial floor area of the Existing Building.
- 3.3.2 On 14 February 2025, a Planning Application for Proposed ‘Shop and Services’ for a portion of the G/F (about 455.76m²) (covering 22 existing units, namely units 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A29, A30, A31 and B1) (TPB Ref. A/ST/1035) was approved with conditions on a temporary basis. An Application for Extension of Time for Compliance with Approval Condition Application (“**TPB No. A/ST/1035-1**”) was submitted on 25 June 2025 and approved on 7 August 2025.

¹ In calculating the Commercial Floor Areas, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.

4 THE PROPOSED USES

4.1 The Proposed 'Shop and Services' Uses

- 4.1.1 The Applicant intends to enable the non-industrial portion of G/F of the Existing Building partly for 'Shop and Services' use (about 460m²) and partly for 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' use (about 311.48m²) to serve the nearby workers and residents, and support the industrial activities and the routine activities of the workers at the Existing IB respectively. The commercial uses will also enhance the vibrancy of street activities along Ngau Pei Sha Street.
- 4.1.2 The Application Premises cover all existing units at G/F (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A21, A22, A23, A25, A26, A27, A28, A29, A30, A31, A32, A33, A35, A36, A37, A38, A39 and B1*) (**Appendix 1** refers). The total floor area of the Application Premises is 771.48m², of which not more than 460m² will account for 'Shop and Services', while the remaining portions will be used for 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)'.
- 4.1.3 To accommodate the evolving market conditions and ongoing transformation within SLYIA, the Applicant seeks for flexibility in allocating the area between the Proposed Uses. Based on market demand, the Applicant may reconfigure the location of the Proposed Uses, but commits to complying with the permissible aggregate commercial floor area criteria under Town Planning Board Guidelines for Uses/ Development within "Industrial" Zone (**TPB PG-No. 25D**). Various measures, including periodic audit of the types of the tenants of each unit and the associated area with an organised record and monitoring/ inspection of the usage of the Application Premises on a routine basis will be adopted to this effect. An Undertaking Letter by the Applicant is provided in **Appendix 2**.

4.2 Fire Safety Considerations

- 4.2.1 According to Para. 6.2 of TPB PG-No. 25D, *"the aggregate commercial floor areas on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively"*, and for any application *"which would result in a slightly exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits"*. The aggregate commercial floor area limit also does not apply to *"uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use"*.
- 4.2.2 In this regard, the Application Premises, consisting of partly 'Shop and Services' use (about 460m²) and partly for 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' use (about 311.48m²), do not exceed the permissible aggregate commercial floor area criteria.
- 4.2.3 Furthermore, the Application Premises are easily accessible from the streets, and occupants or visitors could easily evacuate from the subject building. The means of escape are also separated from the industrial portion of the subject building. A fire services plan (**Appendix 3** refers) is prepared to demonstrate the means of escape and provision of fire services installation (**"FSI"**) (including sprinkler systems). The Certificate of Fire Service Installation and Equipment (FS251) is also attached in **Appendix 4**. The Proposal is considered acceptable from fire safety perspective.

5 PLANNING JUSTIFICATIONS

5.1 In Line with Relevant Policies/ Guidelines

5.1.1 The Area Assessment 2020 acknowledged that the SLYIA is undergoing active transformation with a number of redevelopment/conversion proposals in the area and in view that there are mature residential neighbourhoods in the surroundings well-served by public transport including the MTR City One Station, opportunity could be given to rezone the SLYIA from “I” to “R(E)” to facilitate the future transformation of the area. Not only would the Proposed Uses provided needed retail facilities and serve workers and residents of the area, it is in line with Government’s policy of optimising and encouraging revitalisation of industrial buildings to serve other economic /service-oriented activities and conforms to the ongoing transformation of the SLYIA in the long run. In this regard, approval of this S16 Planning Application would not jeopardise the supply of industrial floor space in the SLYIA in view of the long-term transformation of the Area.

5.1.2 The Proposed Uses are also fully in line with TPB PG-No. 25D. There is a genuine demand for commercial facilities, especially in the area near City One MTR Station and with the new planned residential developments at STTL 623 and STTL 625 as well as the planned commercial development at the Government Land within SLYIA, to serve local workers and residents of the surrounding residential developments. The Application Premise is also small in scale and only accounts for about 4.50% of the total GFA of the Existing IB. More importantly, the total aggregate commercial floor criteria has been met and would not result in fire safety concerns.

5.2 Not Incompatible with the Surrounding Area

5.2.1 The Proposed Uses at the Application Premises is considered compatible with the locality. The Proposed Uses not only serve the workers of the Existing IB but also nearby residents. The Application Premises is located in a convenient location for Shop and Services uses, being within 2-minute walking distance from City One MTR Station. Furthermore, the Application Premises is well serviced by bus and Green Mini Bus routes, reflecting the convenience of the Application Premises. Retail activity at the G/F will also enhance the vibrancy at street level.

5.3 Meeting Demand for Retail Facilities in the Area and the Existing IB

5.3.1 The Application Premises is located amongst a number of IBs and various high-density residential developments (i.e. Yu Chui Court, Prima Villa, etc.). The Non-specified Commercial Uses provides a needed and diverse source of retail space to meet the daily needs of the residents and workers in the vicinity of the Site and contribute to address the potential demand arising from nearby planned residential developments at STTL 623 and STTL 625 on Yuen Shun Circuit within SLYIA located within 1-minute walking distance. Its central location near City One MTR station makes it well-positioned to meet the growing retail needs of the community.

The Existing IB also consists of five storeys of active uses where there are considerable amount of workers on-site. The Proposed Uses can also support the industrial activities and the routine activities of these workers.

5.4 No Adverse Technical Impacts

5.4.1 As indicated in **Section 4.2**, the Application Premises is provided with sprinkler system and sufficient means of escape and the Proposed Uses of the Application Premises do not exceed the permissible aggregate commercial floor area under TPB-PG No. 25D. No fire safety concerns are expected. Furthermore, the Proposed Uses is minor in terms of scale and is unlikely to result in adverse infrastructural impacts. The Proposed Uses is anticipated to serve the residents and workers in the immediate surroundings, who would access the Application Premises by foot. The MTR City One station and a public transport interchange at Yu Chui Court are also located within close walking distance (approx. 110m and 40m respectively) from the Application Premises. Shoppers from other districts, if any, may utilise the public transport to access the Application Premises. On-site L/UL facilities (10 nos. of L/UL bays) are also available within the Existing IB if required as necessary. It is unlikely the Proposed Uses would result in any adverse impacts.

5.5 Established Planning Precedent

5.5.1 The Proposed Uses are supported by many similar precedent planning approvals for 'Shop and Services' within Existing IBs under the Approved OZP. Approval of the Proposed Uses at the Application Premises will not set an undesirable precedent.

6 CONCLUSION

6.1 This Section 16 Planning Application seeks planning permission for the Proposed Uses at the Application Premises of an Existing IB. It has been demonstrated in this SPS that the Proposed Uses is justified by the following grounds:

- The Proposed Uses at the Application Premises, located in the SLYIA and near high-density residential developments, will support the transformation of the area by offering essential retail facilities aligning with Government policies on industrial revitalization and local development needs;
- The floor areas of the Proposed Uses do not exceed the permissible commercial floor area on the G/F of the subject IB as set out in the TPB PG-No. 25D, and the Applicant is committed to ensuring compliance through periodic audit and inspection of the Application Premises;
- The Proposed Uses is considered compatible with the locality and is conveniently located to address the daily and retail needs of the residents and workers in the vicinity and within the Existing IB; and
- The Proposed Uses is minor in terms of scale and will not result in fire safety concerns or adverse impacts.

6.2 In light of the justifications put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &

Approved by: Vincent Lau

Prepared by: Eric Chan

Agnes Leung



Date: 27 November 2025

File Ref: YSCYCK/3