

2025年 12月 1 日

此文件在 收到。城市規劃委員會
只會在此文件後才正式確認收到
申請。

This document is received on - 1 DEC 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502723

28/11 by Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1047
	Date Received 收到日期	- 1 DEC 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Koon Ngai Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 771.48sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/38
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (1)"
(f) Current use(s) 現時用途	Shop and Services/ Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	771.48 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	'Shop and Services' (not more than 460 sq.m) and 'Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)' (about 311.48 sq.m) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	36
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 771.48 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 771.48 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) <small>(Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)</small>	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Shop and Services/ Vacant	Shop and Services
	G/F	Shop and Services/ Vacant	Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
	(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括..... storeys of basements 層地庫
☐ exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

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.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

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☐ Open space 休憩用地

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
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.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Q1 2026

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8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>..... Yuen On Street</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A																																	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

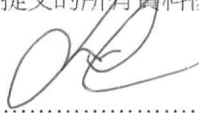
Please refer to the attached Supplementary Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

LAU, VINCENT CHI KING

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 Registration No. 378

Others 其他 RTPI

on behalf of
代表

Townland Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

28/11/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

vincent.lau@townland.com, est.chan@townland.com

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275) 沙田圓洲角源順圍2號 (沙田市地段第 275 號) 冠華大廈地下 (部分)		
Site area 地盤面積	<div style="text-align: right;">- sq. m 平方米 <input type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/38 沙田分區計劃大綱核准圖編號S/ST/38		
Zoning 地帶	"Industrial (1)" 「工業 (1)」		
Applied use/ development 申請用途／發展	Proposed Shop and Services (not more than 460 sq.m) and Proposed Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/ or Showroom only) (about 311.48sq.m) 擬議商店及服務行業 (不多於460平方米) 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) (約311.48平方米)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	771.48 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	-

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Services Plan 消防裝置圖		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Certificate of Fire Service Installation and Equipment (FS 251) 消防裝置及設備證書 (FS 251)		
Undertaking Letter for Compliance with TPB PG-No. 25D 履行規劃指引編號25D承諾書		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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.



FIGURE 2.1 SITE LOCATION PLAN
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

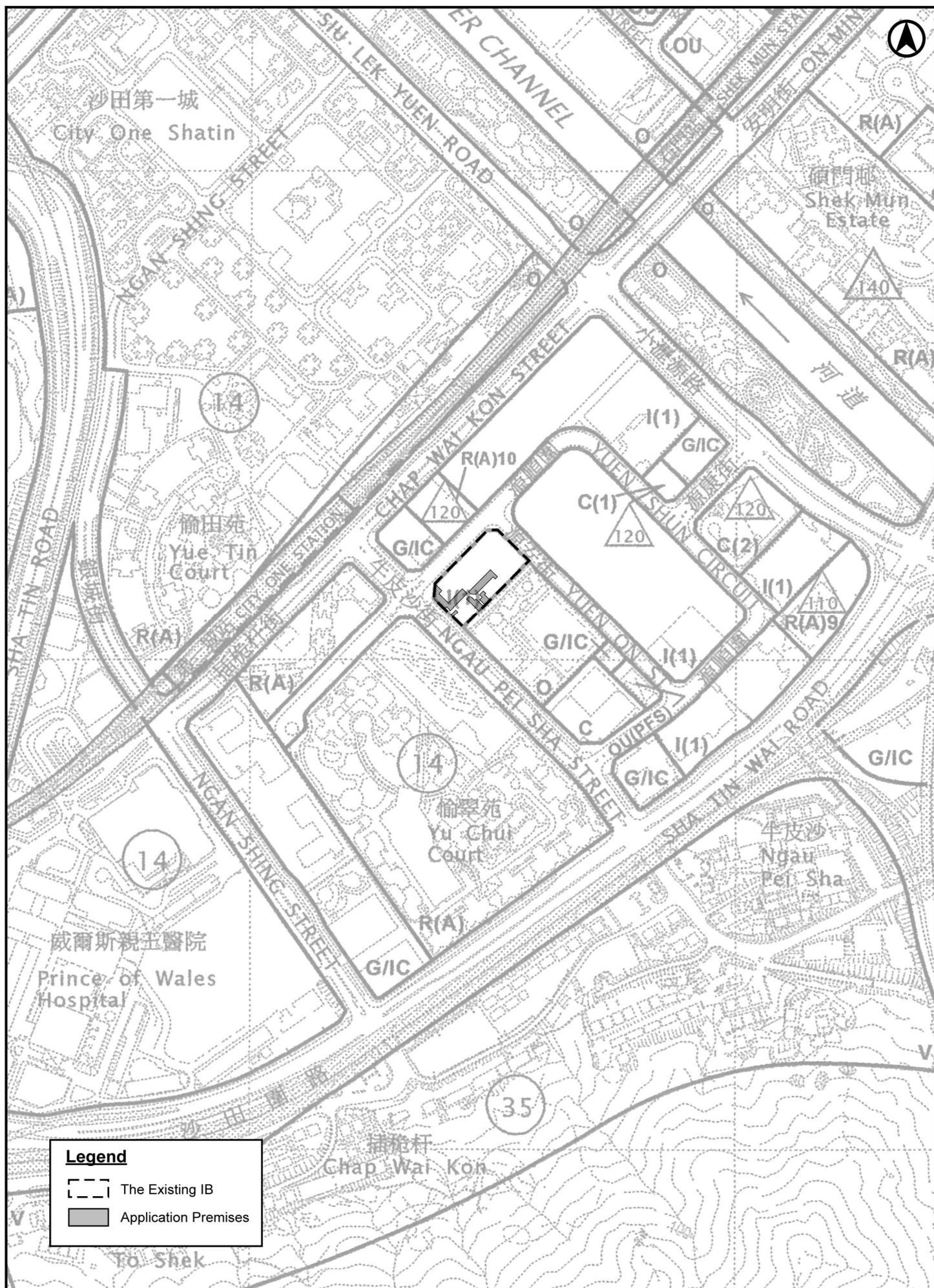
Approved Sha Tin Zoning Plan No. S/ST/38

- 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 SLZIA, 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

Appendix 1

ARCHITECTURAL DRAWINGS



GROUND FLOOR PLAN

SCALE: 1:400@A3

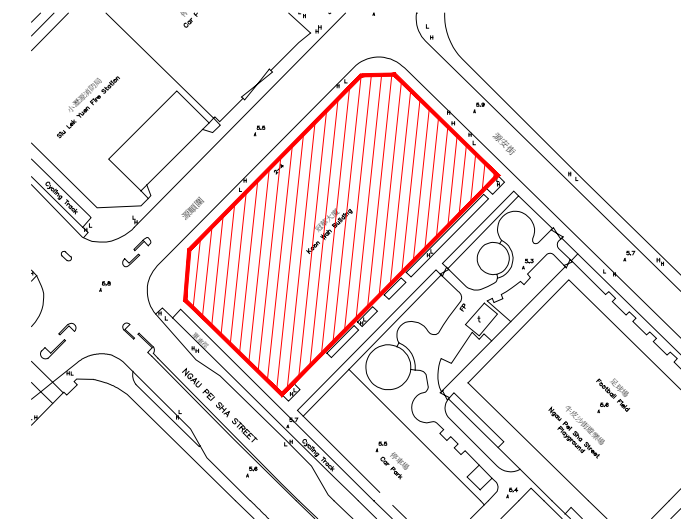
[- - -] APPLICATION PREMISES (ABOUT 771.480 SQ.M.)

[Yellow] INDICATIVE LOCATION OF PROPOSED SHOP AND SERVICES (≤ 460 SQ.M.)

[Blue] INDICATIVE LOCATION OF PROPOSED SHOP AND SERVICES (BANK, FAST FOOD COUNTER, LOCAL PROVISIONS STORE, ELECTRICAL SHOP AND/OR SHOWROOM ONLY) (ABOUT 312.650 SQ.M.)

REMARK:

THE AREA AND LOCATION OF THE PROPOSED USES MAY BE RECONFIGURED BUT WILL COMPLY WITH THE PERMISSIBLE AGGREGATE COMMERCIAL FLOOR AREA CRITERIA UNDER TPB PG-NO. 25D.



BLOCK PLAN OF THE EXISTING INDUSTRIAL BUILDING

SCALE: NOT TO SCALE

LOCATION OF THE APPLICATION PREMISES:
G/F PART, KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, SHA TIN,
NEW TERRITORIES

Appendix 2

UNDERTAKING LETTER FOR COMPLIANCE
WITH TPB PG-NO. 25D

KOON NGAI COMPANY LIMITED

Our Ref: ST/2025-054
24th November 2025

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

Dear Sir/Madam,

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)**

Regarding the captioned Planning Application, we undertake to comply with the aggregate commercial floor areas limit (460m²) under Town Planning Board Guidelines for Uses/ Development within "Industrial" Zone (TPB PG-No. 25D) for commercial uses other than bank, fast food counter, local provisions store, electrical shop and/ or showroom at all times within the Application Premises upon obtaining the planning approval.

Yours faithfully
For and on behalf of
Koon Ngai Company Limited
Certificate of Incorporation No. 78568

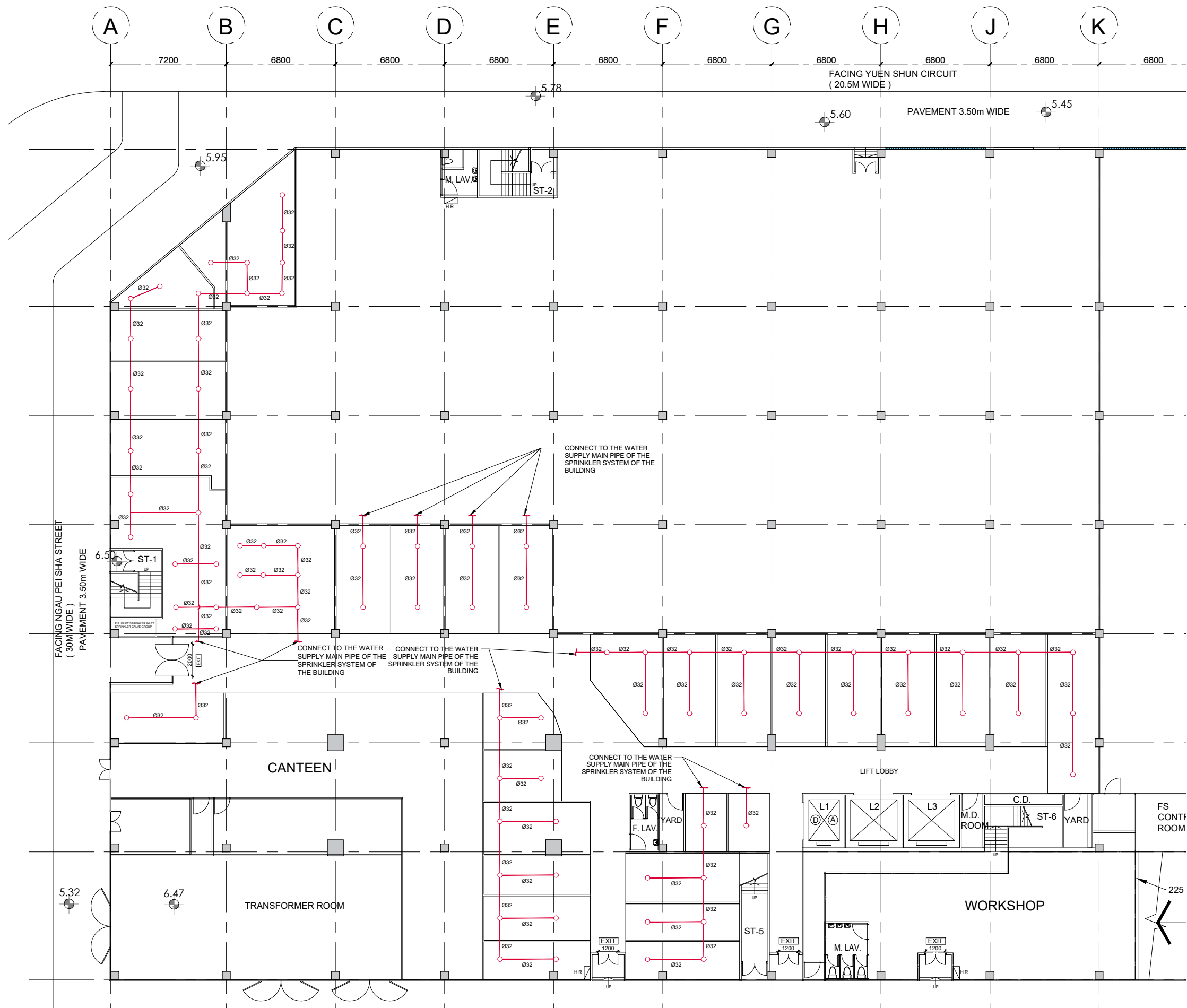
For and on behalf of
冠藝有限公司
KOON NGAI COMPANY LIMITED

Authorized Signature
Kevin Hui
Project Manager

KH/CH/ml/kc/fc



Appendix 3

FIRE SERVICES PLAN



LOCATION OF THE APPLICATION
PREMISES:
G/F, KOON WAH BUILDING, 2 YUEN SHUN
CIRCUIT, SHA TIN, NEW TERRITORIES

LEGENDS:

-  AUTO SPRINKLER HEAD 68°C PENDENT GLASS BULB TYPE
-  Ø32 SPRINKLER PIPE

EXISTING SPRINKLER LAYOUT PLAN

SCALE: 1:400 @ A3

Appendix 4

CERTIFICATE OF FIRE SERVICE
INSTALLATION AND EQUIPMENT (FS 251)

消防處檔號: _____
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

A 9953425

顧客姓名
Name of Client 冠來有限公司

樓宇地址 Address of Building	座 Block	樓宇名稱 Name of Building	屋邨/鄉村名稱 Name of Estate/Village
		Koon Wah Building	Yuen Shun Circuit, Yuen Chau Kok
門牌號數及街道/地段 Number and Name of Street/Lot		2	地區 District
			Shatin
			<input type="checkbox"/> 香港 HK <input type="checkbox"/> 九龍 K <input checked="" type="checkbox"/> 新界 NT

持牌/註冊處所類型 (如適用)
Type of Licensed/Registered Premises (If applicable)

<input type="checkbox"/> 簡樸房 Basic Housing Unit	<input type="checkbox"/> 木料倉 Timber Store	<input type="checkbox"/> 危險品車輛 Dangerous Good Vehicle
<input type="checkbox"/> 危險品倉 Dangerous Goods Store	<input type="checkbox"/> 電器廢物處置 E-waste Disposal	<input type="checkbox"/> 公眾娛樂場所 Place of Public Entertainment
<input type="checkbox"/> 食物業處所 Food Premises	<input type="checkbox"/> 改建校舍 Non-designed School	<input type="checkbox"/> 安老院舍 Residential Care Home for the Elderly
<input type="checkbox"/> 校舍 School Premises	<input type="checkbox"/> 私營骨灰安置所 Private Columbaria	<input type="checkbox"/> 殘疾院舍 Residential Care Home for Persons with Disabilities
請在合適空格內填上「✓」號 Please tick the appropriate "box"	<input type="checkbox"/> 幼兒中心 Child Care Centre	<input type="checkbox"/> 卡拉 OK 場所 Karaoke Establishment
	<input type="checkbox"/> 酒店 Hotel	
	<input type="checkbox"/> 賓館 Guesthouse	
	<input type="checkbox"/> 會社 Club	<input type="checkbox"/> 床位寓所 Bedspace Apartment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY					
根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.					
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
12	Exit Sign	Whole Building	Conforms with FSD requirements	21/11/2025	20/11/2026
13	Fire Alarm System (MFA)	Whole Building	Conforms with FSD requirements	21/11/2025	20/11/2026
16	Fire Hydrant / Hose Reel System	Whole Building	Conforms with FSD requirements	21/11/2025	20/11/2026
28	Sprinkler System	Whole Building	Conforms with FSD requirements	21/11/2025	20/11/2026

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work						
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			- NIL -			

第三部 Part 3 欠妥事項 Defects					
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			- NIL -		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）外，
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Chiu Tsz Wai



註冊編號
Registration No.

RC1/512, RC2/684

註冊消防裝置承辦商名稱
Name of Registered Fire Service Installation Contractor

Global Engineering Consultants Limited

聯絡電話
Telephone

電郵地址
Email address

日期
Date

21/11/2025

備註
Remark

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第 9 條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9707450

FSD Ref.:
消防處檔號Name of Client :
顧客姓名 冠來有限公司Name of Building :
樓宇名稱 Koon Wah BuildingStreet No./Town Lot :
門牌號數/市地段 2Street/Road/Estate Name :
街道/屋苑名稱 Yuen Shun Circuit, Yuen Chau KokBlock :
座 District :
分區 ShatinArea :
地區 ☐ HK 香港 ☐ K 九龍 ☒ NT 新界Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 2 x 2kg CO2 F.E. 14 x 5kg CO2 F.E.	see attached see attached	Conforms with FSD requirements Conforms with FSD requirements	11/11/2025 11/11/2025	10/11/2026 10/11/2026
25	Portable Hand-operated Approved Appliance 2 x Sand Buckets	see attached	Conforms with FSD requirements	11/11/2025	10/11/2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			- NIL -		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			- NIL -	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署Name
姓名FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

Wong Kin Wah, Tony

RC3/623

Global Engineering
Consultants Limited

11/11/2025

For FSD
use only:

Inspected

Key-in

Verified

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	Portable Fire Extinguisher 2 x 2kg CO2 F.E. 14 x 5kg CO2 F.E.	1樓管理處 地下發電機房x1, 地下制櫃房x1, 商場管理處x1, 天台消防泵房x1, 天台升降機房x1, 1樓汽水機x2, 1樓6號梯x1, 2樓電錶房x2, 3樓走廊x2, 4樓茶水房x1, G/F車場入口x1	Conforms with FSD requirements Conforms with FSD requirements	11/11/2025 11/11/2025	10/11/2026 10/11/2026
25	Portable Hand-operated Approved Appliance 2 x Sand Buckets	1樓汽水機	Conforms with FSD requirements	11/11/2025	10/11/2026

Relevant Extracts of the Town Planning Board Guidelines on
“Use/Development within “Industrial” Zone”
(TPB PG-No. 25D)

6.2 For a proposed commercial use in an industrial building or on the upper floors of an industrial-office (I-O) building, the following main planning criteria are relevant:

- (a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
- (b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and
- (c) the Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, 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. Any prospective applicant may check with the Planning Department on the aggregate commercial floor area figure in the concerned industrial or I-O building. Moreover, the 230m² /460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial or I-O building for commercial uses if the commercial portion is completely separated from the industrial or I-O portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion. Also, FSD will not support commercial uses in the basement(s) of an industrial or I-O building

¹ In calculating the floor area, 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.

as the basement(s) are more susceptible to fire risk and pose more serious hazards when involved in fire.

Previous s.16 Application covering the Application Premises

Application approved by the Committee/the Board

<u>No.</u>	<u>Application No.</u>	<u>Application Site/Premises</u>	<u>Applied Use</u>	<u>Floor Area (m²) (About)</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1.	A/ST/988	2 Yuen Shun Circuit (i.e. the entire site where the building sits)	Office, Eating Place (Canteen only) and Shop and Services	-	14.1.2022	(a) - (f)
2.	A/ST/988-1	2 Yuen Shun Circuit (i.e. the entire site where the building sits)	Office, Eating Place (Canteen only) and Shop and Services	-	8.1.2026	(a) - (g)
3.	A/ST/1035	Unit B1, 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A29, A30 and A31	Shop and Services	455.76	14.2.2025	(h) - (i)

Approved Conditions

- (a) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) in relation to approval condition (b) above, the implementation of the sewerage upgrading/connection works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the submission of a land contamination assessment and implementation of the remediation measures identified therein prior to the commencement of development at the site to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the submission of a water supply impact assessment and the implementation of the connection works to the satisfaction of the Director of Water Supplies or of the TPB;
- (f) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
- (g) the submission of an updated traffic impact assessment prior to the commencement of development at the site to the satisfaction of the Commissioner for Transport or of the TPB;

- (h) the submission and implementation of water supplies for firefighting and fire services installations within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 14.8.2025; and
- (i) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD):

- the application premises (the Premises) falls within Shah Tin Town Lot No. 275 (the Lot) which is held under New Grant No. 11919 (the New Grant). Under the New Grant, the Lot and any building erected thereon shall not be used for any purposes other than for industrial or godown purposes or both, excluding offensive trade. The proposed 'Shop and Service' uses at the Premises are in breach of the existing lease. The owner of the Premises is required to apply for a temporary waiver from the LandsD to implement the proposal; and
- her advisory comments are at **Appendix V**.

2. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations and equipment being provided;
- means of escape separated from the industrial portion is available for the subject units;
- the subject building is protected with a sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460m² in accordance with TPB PG-No.25D. The proposed uses should be counted up to the aggregated commercial floor area. 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 industrial-office 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; and
- his advisory comments are at **Appendix V**.

3. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2&Rail, BD):

- no in-principle objection to the application; and
- his advisory comments are at **Appendix V**.

4. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

5. **Other Department**

The following departments have no comment on the application:

- Commissioner for Transport (C for T); and
- District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD)

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) that the owner of the application premises (the Premises) is required to apply for a temporary waiver from the LandsD to implement the proposal. There is no guarantee that the temporary waiver application will be approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval for the temporary waiver given would be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee, as may be imposed by LandsD;
- (b) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of the formal submission of general building plans;
- (c) to note the following comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2&Rail, BD) that:
 - (i) before any new building works (save for exempted works and minor works) are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO). However, the carrying out of minor works can follow the provision laid down under the Minor Works Control System;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO;
 - (iii) if the proposed uses are subject to the issue of a licence, any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (iv) the conversion works shall be with full compliance with the BO and its allied regulations, including but not limited to the provisions of means of escape and fire resisting construction complying with the Code of Practice for Fire Safety 2011 and the provisions for persons with disability in accordance with the Design Manual: Barrier Free Access 2008; and

(d) to note the comments of the Director of Food and Environmental Hygiene (DFEH):

- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
- (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) depending on the mode of operation, generally there are several types of food business licence / permits that the operator of shop / services may apply for under the Food Business Regulation:
 - 1. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - 2. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
 - 3. if milk, frozen confections, non-bottled drinks, cut fruit, Chinese herb tea etc. are to be sold, relevant restricted food permits should be obtained; and
 - 4. if conducting the food business in a factory building which involve the sale or supply of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the premises by person employed in any factory building, a factory canteen licence should be obtained. This licence does not allow the licensee to serve food to person, who is not the employee or any factory in the factory building where the factory canteen is situated, for consumption on the premises;
- (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the

public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities / operation, the applicant should arrange disposal properly at their own expenses.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-094719-75090

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 09:47:19

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 曾先生

意見詳情

Details of the Comment :

絕對贊成我認為可以豐富如翠園週邊商業配套 令到居民生活更便利

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-125757-20418

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 12:57:57

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chris Cheung

意見詳情

Details of the Comment :

贊成

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-125831-23514

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 12:58:31

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Siu Fung

意見詳情

Details of the Comment :

同意有關申請 改變吓幾好！！

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號

Reference Number:

251211-125844-36259

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 12:58:44

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason

意見詳情

Details of the Comment :

讚成

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-125851-13482

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 12:58:51

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 關

意見詳情

Details of the Comment :

非常感謝，有助社區！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251211-125918-72327

提交限期
Deadline for submission: 30/12/2025

提交日期及時間
Date and time of submission: 11/12/2025 12:59:18

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1047

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Chau Fion

意見詳情
Details of the Comment :

贊成

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-130245-78404

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 13:02:45

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsang

意見詳情

Details of the Comment :

贊成

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-131309-29355

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 13:13:09

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dillion

意見詳情

Details of the Comment :

同意

8

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-131509-15200

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 13:15:09

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chow

意見詳情

Details of the Comment :

咁樣可以配合經濟發展及轉型

9

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-131546-74394

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 13:15:46

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ling

意見詳情

Details of the Comment :

同意

10

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-141252-76551

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 14:12:52

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. V Cheng

意見詳情

Details of the Comment :

Good

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-141609-23707

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 14:16:09

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheng

意見詳情

Details of the Comment :

Agreed. Good for this District.

12

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-143721-55694

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 14:37:21

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss May Tong

意見詳情

Details of the Comment :

十分同意, 因為可以增加商場和店舖, 方便大眾街坊

13

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251211-162344-78755

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 16:23:44

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ms Fung

意見詳情

Details of the Comment :

贊成申請

14

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-135945-02784

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 13:59:45

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Ho

意見詳情

Details of the Comment :

贊成增加商業設施，擴展社會多樣性

16

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143747-07222

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:37:47

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss KWOK MAN LAI

意見詳情

Details of the Comment :

非常同意增加商舖及食店及銀行。

17

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143819-79275

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:38:19

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TO

意見詳情

Details of the Comment :

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143841-46930

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:38:41

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss KIKI CHIU

意見詳情

Details of the Comment :

我贊成由工業改建商業用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143940-78800

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:39:40

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ca

意見詳情

Details of the Comment :

同意改變用途

19

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143945-06142

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:39:45

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 廖先生

意見詳情

Details of the Comment :

同意由工業用途轉為商業用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-143953-35951

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:39:53

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mak

意見詳情

Details of the Comment :

同意改變用途

21

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144048-56682

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:40:48

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss wong win

意見詳情

Details of the Comment :

同意改變為商業用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144053-75570

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:40:53

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧

意見詳情

Details of the Comment :

同意 同意

23

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144131-69175

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:41:31

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ling

意見詳情

Details of the Comment :

同意變為商業用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144153-68303

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:41:53

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Poon Yuk Kwan

意見詳情

Details of the Comment :

同意改變為商業用途

25

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144237-10270

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:42:37

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mag Kwok

意見詳情

Details of the Comment :

同意改變商業用途。

26

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-144242-41746

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:42:42

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 江小姐

意見詳情

Details of the Comment :

同意改變用途

27

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251212-145713-54432

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

12/12/2025 14:57:13

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Agree the application

意見詳情

Details of the Comment :

Agree the application, we want to have more shops in this district and have restaurants.

28

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251212-152157-22710

提交限期
Deadline for submission: 30/12/2025

提交日期及時間
Date and time of submission: 12/12/2025 15:21:57

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1047

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mr.T

意見詳情
Details of the Comment :

贊成可以便利居民

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251212-152322-13779

提交限期
Deadline for submission: 30/12/2025

提交日期及時間
Date and time of submission: 12/12/2025 15:23:22

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1047

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Hui

意見詳情
Details of the Comment :

贊成增加商場及店舖，令附近居民更多民生設施

31

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251212-172334-76764

提交限期
Deadline for submission: 30/12/2025

提交日期及時間
Date and time of submission: 12/12/2025 17:23:34

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1047

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss KK

意見詳情
Details of the Comment :

冠華大廈在這區都算是工業中心點，
鄰近住宅區及商場，交通方便。
人流也較多，內外佈置都好有商業條件。
管理也非常得體。
可以帶領這個地區更旺盛

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251215-090238-64527

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

15/12/2025 09:02:38

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1047

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 周莉

意見詳情

Details of the Comment :

同意更改
