



**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**

**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.)**

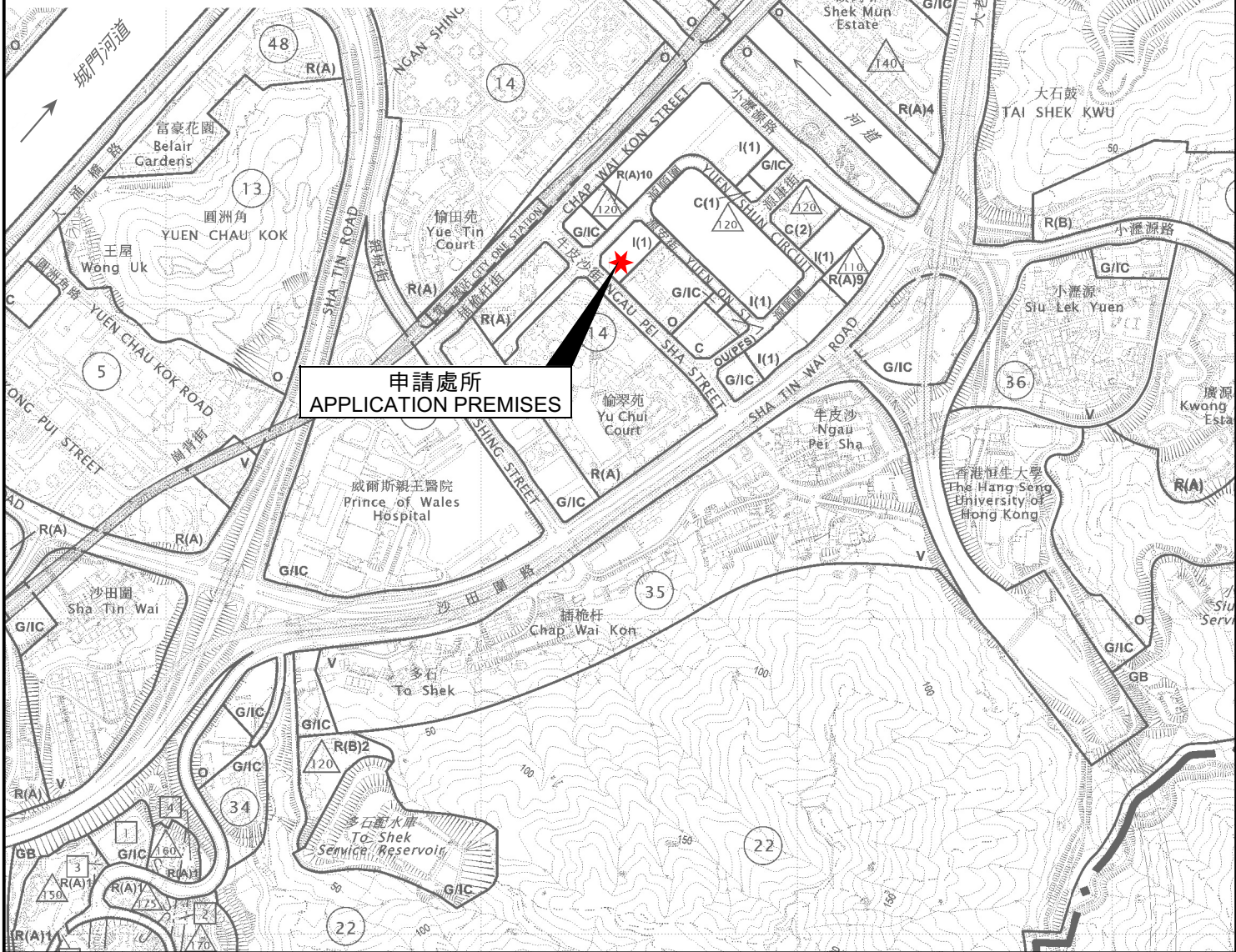
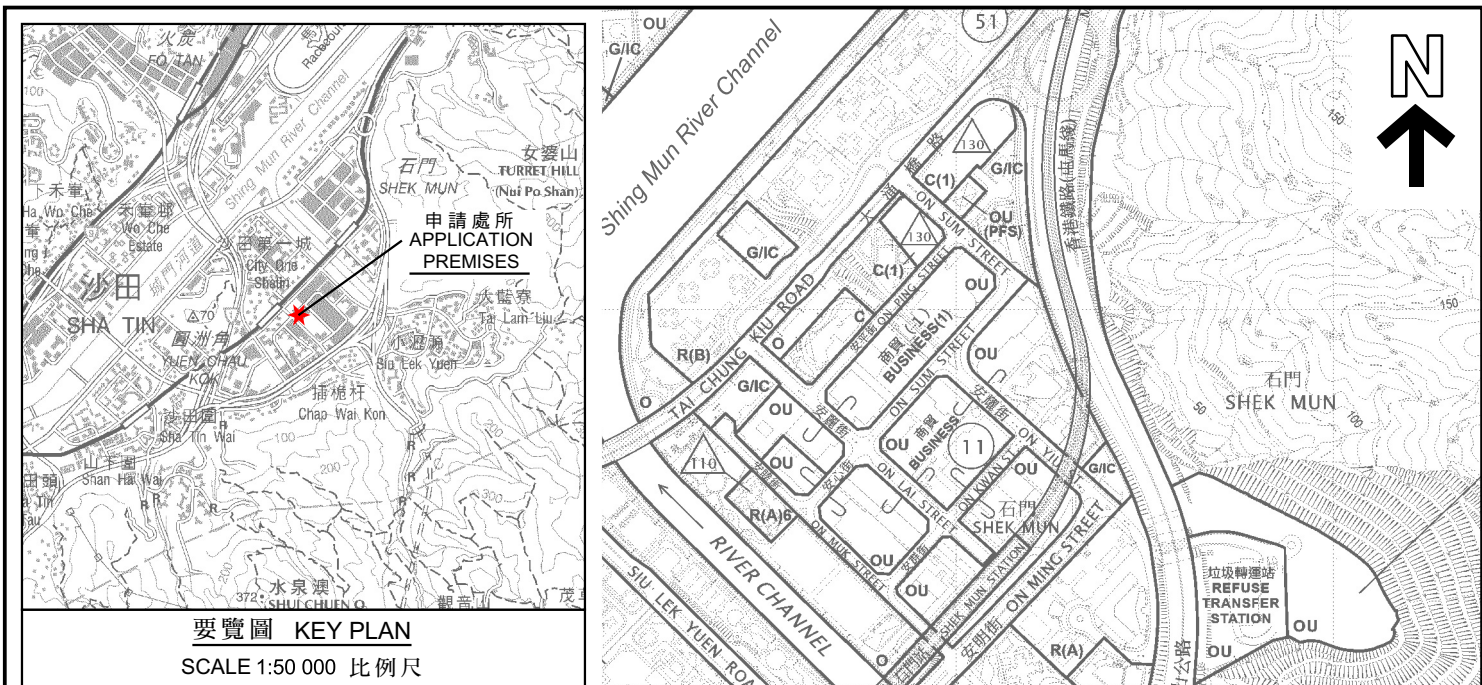
**REMARK:**

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.

參考編號 REFERENCE No.	A/ST/1047	繪圖 DRAWING A-1
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(來源: 申請人於2025年12月1日呈交的規劃申請表內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 1.12.2025)





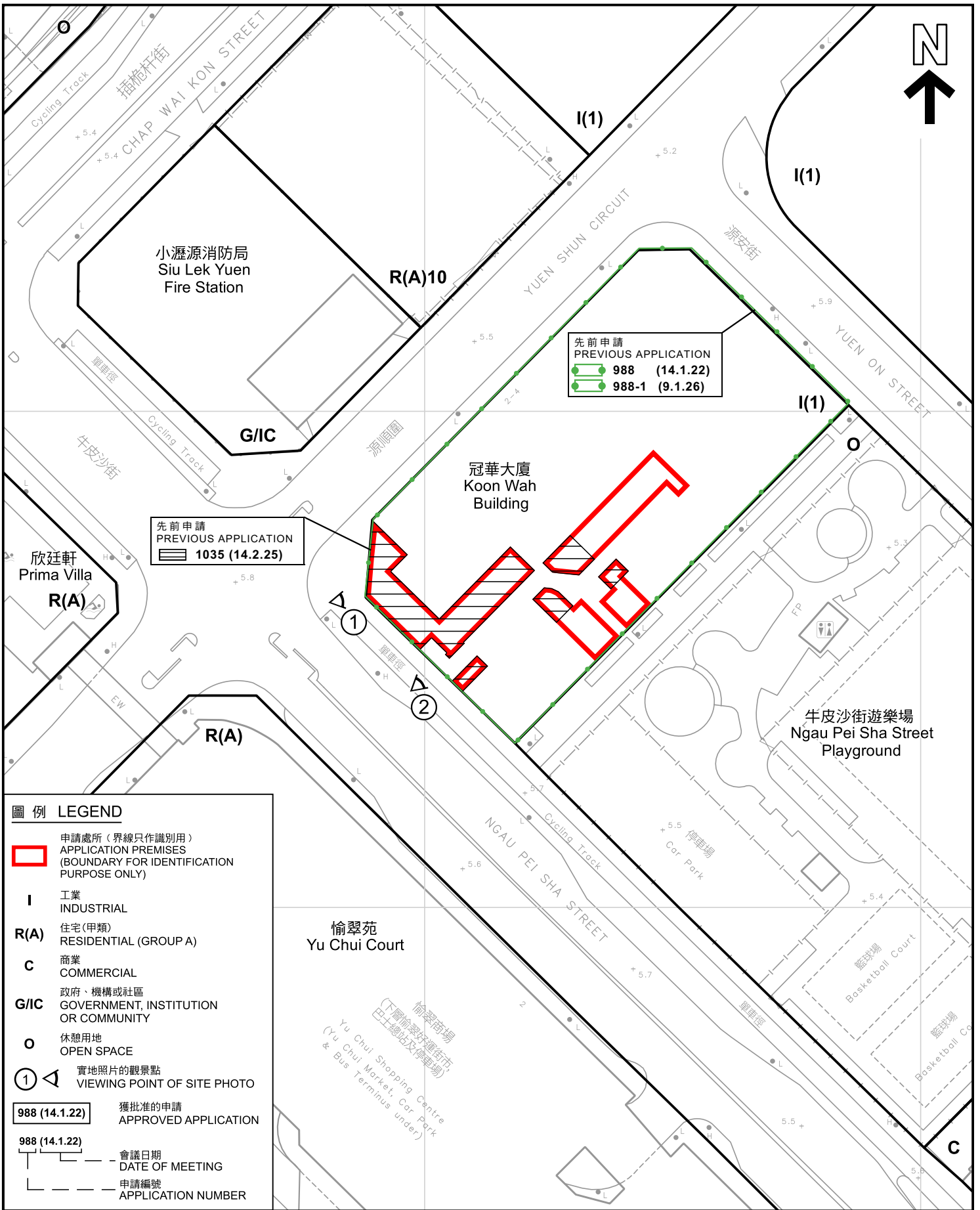
本摘要圖於2026年1月16日擬備  
所根據的資料為於2026年1月16日  
展示的分區計劃大綱圖編號S/ST/39  
EXTRACT PLAN PREPARED ON 16.1.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/39 EXHIBITED ON 16.1.2026

**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、電氣店及/或陳列室) (約311.48平方米)**  
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)  
**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 311.48 SQ.M)**  
G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)  
SCALE 1:10 000

米 100 0 100 200 300 400 500 米  
METRES

 <b>規劃署</b> Planning Department	<b>參考編號</b> REFERENCE No. <b>A/ST/1047</b>	<b>圖 PLAN</b> <b>A-1</b>





**圖例 LEGEND**

申請處所 (界線只作識別用)  
APPLICATION PREMISES  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

**I** 工業  
INDUSTRIAL

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**C** 商業  
COMMERCIAL

**G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

**988 (14.1.22)** 獲批准的申請  
APPROVED APPLICATION

**988 (14.1.22)** 會議日期  
DATE OF MEETING

申請編號  
APPLICATION NUMBER

本摘要圖於2026年1月13日擬備，  
所根據的資料為測量圖編號  
7-SE-12A及12C  
EXTRACT PLAN PREPARED ON 13.1.2026  
BASED ON SURVEY SHEETS No.  
7-SE-12A & 12C

**平面圖 SITE PLAN**

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、電氣店及/或陳列室) (約311.48平方米)  
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)  
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 311.48 SQ.M)

G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT,  
YUEN CHAU KOK, SHA TIN (STTL 275)

SCALE 1: 1 000 比例尺

米 20 0 20 40 米  
METRES

**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/ST/1047**

圖 PLAN  
**A-2**

源順圍

YUEN SHUN CIRCUIT

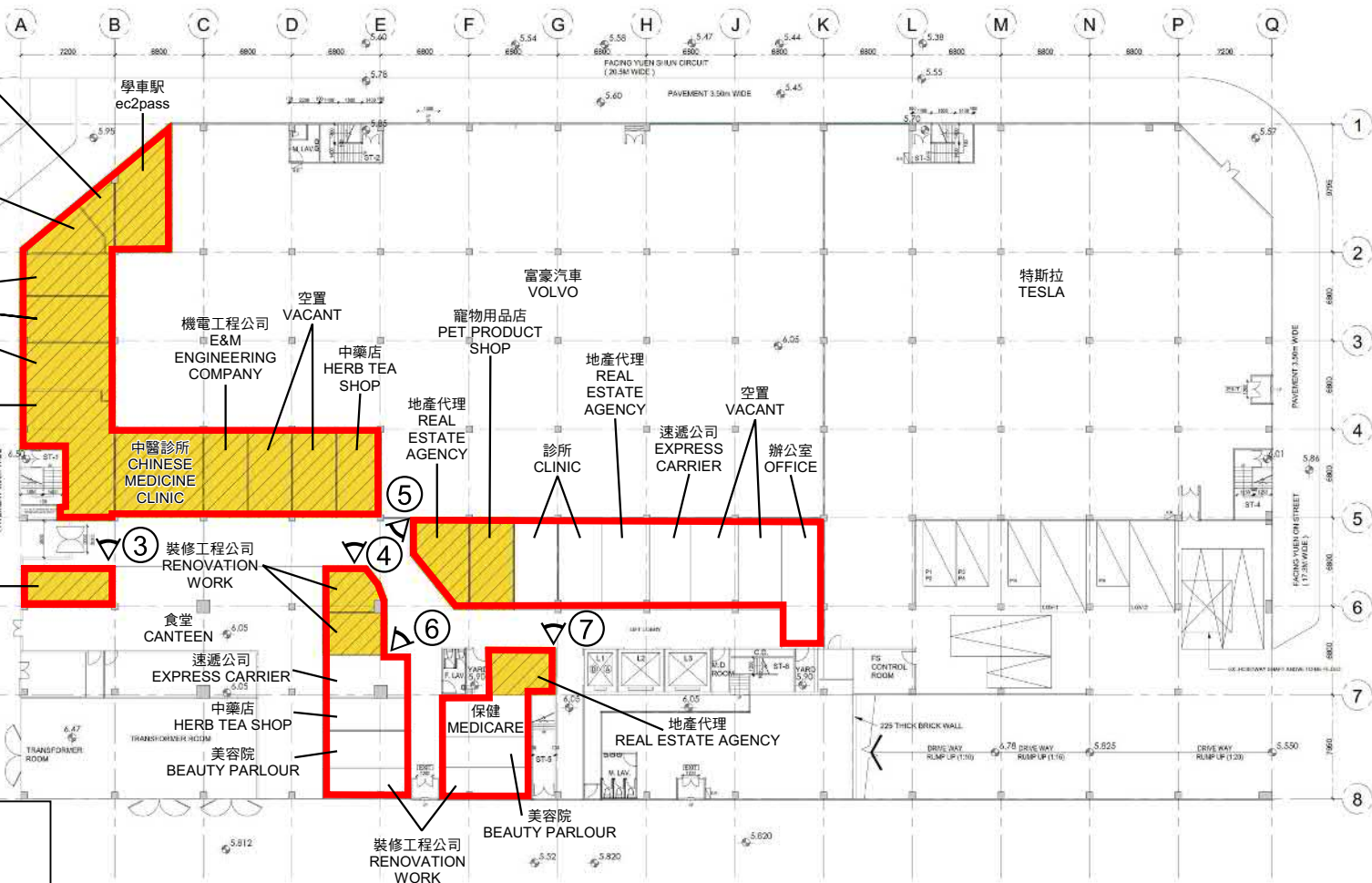


牛皮沙街

NGAU PEI SHA STREET

源安街

YUEN ON STREET



地下平面圖 GROUND FLOOR PLAN

- 圖例 LEGEND**
-  申請處所 (界線只作識別用)  
APPLICATION PREMISES  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
  -  已取得有效的規劃許可(規劃申請編號A/ST/1035)  
VALID PLANNING PERMISSION  
HAS BEEN OBTAINED  
(PLANNING APPLICATION NO. A/ST/1035)
  -  實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

樓面平面圖 FLOOR PLAN

本摘要圖於2026年1月16日擬備，  
所根據的資料為樓宇平面圖  
(調查日期：2025年12月18日)  
EXTRACT PLAN PREPARED ON 16.1.2026  
BASED ON BUILDING FLOOR PLAN  
(DATE OF SURVEY：18.12.2025)

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、電氣店及/或陳列室)(約311.48平方米)  
沙田圍洲角源順圍2號(沙田市地段第275號)冠華大廈地下(部分)  
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 311.48 SQ.M)  
G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT,  
YUEN CHAU KOK, SHA TIN (STTL 275)



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/ST/1047

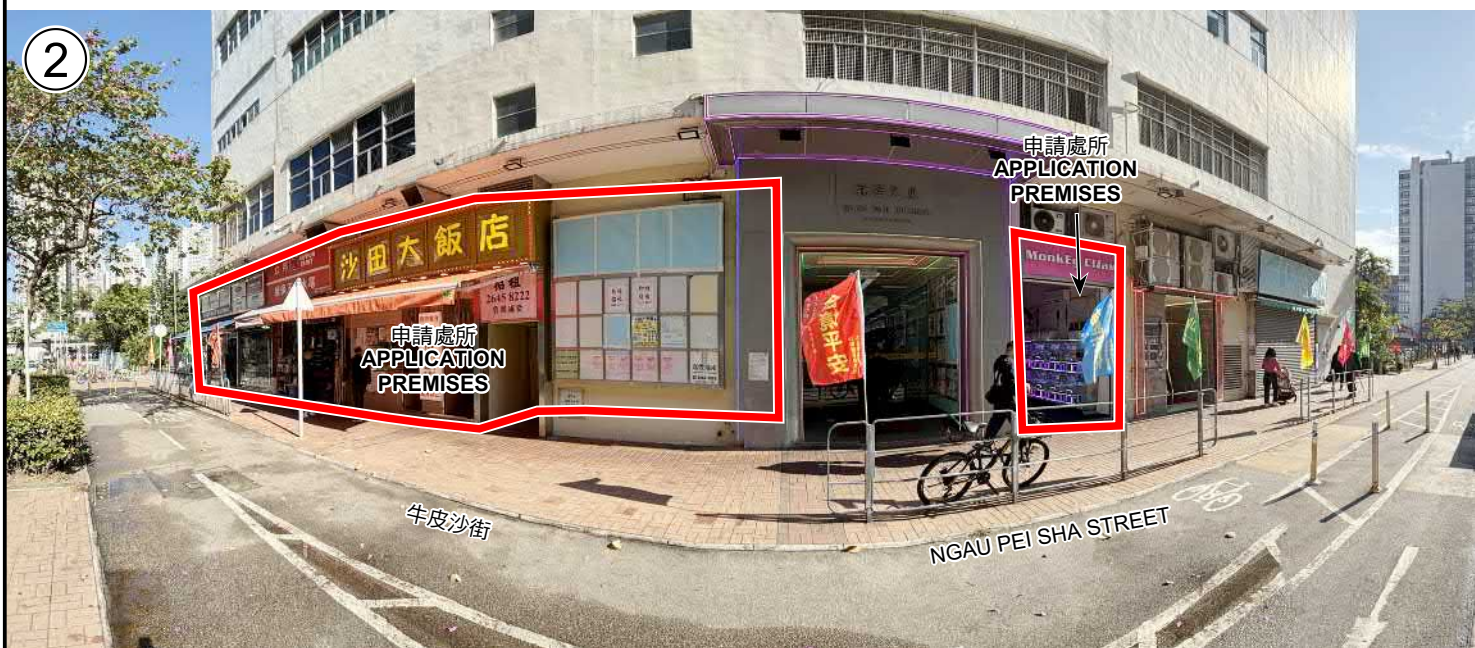
圖 PLAN  
A-3



1



2



申請處所界線只作識別用  
APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本摘要圖於2026年1月16日擬備，  
所根據的資料為攝於2025年12月18日  
的實地照片  
EXTRACT PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTO  
TAKEN ON 18.12.2025

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  
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G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT,  
YUEN CHAU KOK, SHA TIN (STTL 275)



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/ST/1047

圖 PLAN  
A-4a





申請處所界線只作識別用  
APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

本摘要圖於2026年1月6日擬備，  
所根據的資料為攝於2025年12月18日  
的實地照片  
EXTRACT PLAN PREPARED ON 6.1.2026  
BASED ON SITE PHOTO  
TAKEN ON 18.12.2025

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  
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PROVISIONS STORE, ELECTRICAL SHOP AND/OR SHOWROOM ONLY)  
(ABOUT 311.48 SQ.M)  
G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT,  
YUEN CHAU KOK, SHA TIN (STTL 275)



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/ST/1047

圖 PLAN  
A-4b



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申請處所界線只作識別用  
APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本摘要圖於2026年1月6日擬備，  
所根據的資料為攝於2025年12月18日  
的實地照片  
EXTRACT PLAN PREPARED ON 6.1.2026  
BASED ON SITE PHOTO  
TAKEN ON 18.12.2025

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  
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G/F (PART), KOON WAH BUILDING, NO. 2 YUEN SHUN CIRCUIT,  
YUEN CHAU KOK, SHA TIN (STTL 275)



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/ST/1047

圖 PLAN  
A-4c