



Our Ref YSCYCK/3/ERIC/02  
Date 27 January 2025

By EMAIL & FAX

Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED 'SHOP AND SERVICES' USE  
AT G/F (PART), KOON WAH BUILDING,  
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)  
(TPB REF: A/ST/1035)**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 6 December 2024. Further to the comments received from Lands Department ("LandsD"), Fire Services Department ("FSD"), Transport Department ("TD") and Sha Tin District Office ("STDO") of Home Affairs Department ("HAD"), please find our responses provided in the enclosed Responses to Comments ("R-to-C") table at **Attachment 1** which has fully addressed the comments from the above-mentioned Government Departments. Please note that all responses are clarifications only and there are no changes to the Proposal.

Please also be clarified that in addition to the Application Premises, a canteen and about 14 units (vacant or to be vacated) are located within the G/F of the Existing Building. The Applicant will further study the future use of these units, if appropriate, and shall seek planning permission, if required, prior to their use according to the prevailing OZP and relevant planning guidelines.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Eric Chan.

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

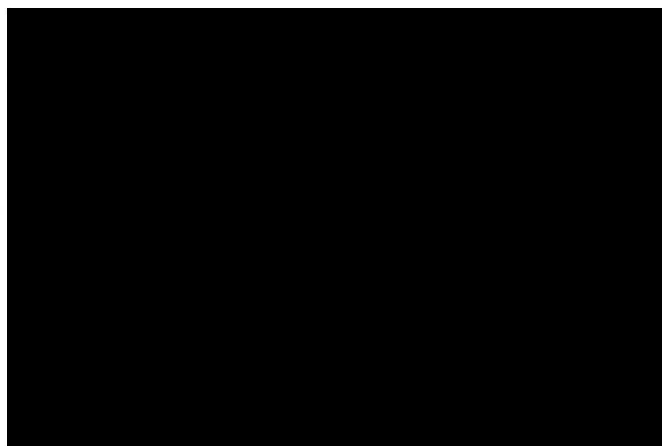
Vincent Lau  
Associate Director

VIN/ERIC

Enc Attachment 1 – R-to-C Table

cc Client / Team

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ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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