

# *Appendix 1*

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R-TO-C TABLE

**Section 16 Planning Application for Proposed 'Shop and Services' Use at G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275) [Application No.: A/ST/1035]**

**Responses to Comments Table**

Comments/ Suggestions	Applicant's Responses
<b>A. Comments from Lands Department received from Planning Department on 20.1.2025: (Contact person: Mr. Sean WU, Tel no.: 2158 4847)</b>	
1. The application premises fall within STTL 275 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. No building or buildings shall be erected on the lot except a factory or factories or a godown or godowns or both, ancillary offices and such canteen and other welfare facilities (but excluding residential quarters) for workmen employed on the lot as may in the opinion of the Director of Lands be necessary and also such quarters as may be required for watchmen or caretakers who, in the opinion of the Commissioner for Labour, are essential to the safety and security of the building or buildings erected or to be erected on the lot.	Noted.
2. The proposed "Shops and Services" uses at the application premises is not permitted under the New Grant. According to our records, not only the premises under the Application but also other premises within the subject building have been used for shops and services purposes in breach of the aforesaid lease restriction. Warning letter dated 21.5.2024 has been registered in the Land Registry to require the owner to rectify the aforesaid breach.	Noted.
3. Under the established procedure for this case relating to G/F of industrial building, the owner of the subject premises is advised to apply to this office for a waiver for the uses under the planning application at this stage. If the planning application is approved by the Town Planning Board, the waiver application will then be processed by Lands Department to allow the applied use. However, there is no guarantee that the waiver application will be approved. Such application, if received, will be considered by Lands Department acting in its capacity as the landlord at its sole discretion and any approval for the 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 Lands Department. Moreover, even if such waiver is granted for the premises under the Application, LandsD will continue to accord priority to handle the breach of the remaining premises of the subject building.	Noted.

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Comments/ Suggestions	Applicant's Responses
<b>B. Comments from Fire Services received from Planning Department on 20.1.2025:</b> <i>(Contact person: Mr. LO Hin-fan (Tel no.: 3971 4625))</i>	
1. He has no objection in principle to the application subject to the Fire service installations and equipment being provided to the satisfaction of this Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans. The applicant's attention is drawn to the "Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises" if the application is approved. The building is fully protected with sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460 m <sup>2</sup> in accordance with TPB PG-No. 25D. The applied use should be counted up to the aggregated commercial floor area.	Noted.
<b>C. Comments from Transport Department received from Planning Department on 20.1.2025:</b> <i>(Contact person: Ms. Rebecca PANG, Tel no.: 2399 6966)</i>	
1. Please justify the parking or loading and unloading demand generated by the proposed application will not cause adverse traffic impact to the road network in the vicinity.	The Proposed Use 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.  The existing industrial building also consists of 10 nos. of loading/ unloading ("L/UL") bays which the Proposed Use can use for L/UL activities, if any.  In this regard, adverse traffic impact is not anticipated given there are sufficient existing transport facilities and the Proposed Use is minor in terms of scale.
<b>D. Comments from Sha Tin District Office of Home Affairs Department received from Planning Department on 20.1.2025:</b> <i>(Contact person: Ms. Zoe LAM, Tel no.: 2158 5384)</i>	
1. This office has no specific comment.	Noted.

Date: January 2025  
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