
寄件者: Arthur Ma <[REDACTED]>
寄件日期: 2025年12月10日星期三 20:03
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/FSS/303 - Supplementary Information
附件: A_FSS_303_SI(1)_20251210.pdf
類別: Internet Email

Dear Sir/Madam,

Please find the attached SI for your reference. Thank you.

Should you have any queries, please contact me at [REDACTED] .

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Best Regards,

Arthur Ma



DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 10th December 2025

Pages: 1 + Attachments

BY EMAIL

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

(CC: Mr. CHENG Chi Chiu David (Town Plnr/Yuen Long E 9)
Mr. FUNG Sze Yuet Ivan (Town Planning Grad/Fanling, Sheung Shui & Yuen Long E 2))

Dear Sir/Madam,

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

**PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT SHOP 193, 1/F, UNION PLAZA, 9 WO MUK ROAD,
FANLING, NEW TERRITORIES**

Planning Application No. A/FSS/303 – Supplementary Information (1)

References are made to the phone calls dated 8th, 9th and 10th December 2025 regarding further comments from the Planning Department.

[1] Replacement Page for Figures 1-4 regarding the site boundary

Regarding the site boundary, please refer to **Attachment 1** for the updated figures 1-4 with the revised site boundary. Please note that the area of the Subject Premises remains unchanged.

[2] Percentage of GFA of the Subject Premises over the commercial base of Union Plaza

With reference to Page 7 of the Supplementary Planning Statement (PS) submitted on 03/12/2025, the total non-domestic GFA is referenced in the Building Plan record (File No. 2/9350/91) from the Building Department. To address the comments, please refer to **Attachment 2** regarding the replacement of Page 7 of the PS. The calculation for the revised figure is as follows:

Revised Calculation:

$$\begin{aligned}
 &= (\text{Site Area} / \text{Non-domestic GFA on G/F, 1/F}) * 100\% \\
 &= (305 \text{ square meters} / 9511.6 \text{ square meters}) * 100\% \\
 &= \text{around } 3.2\%
 \end{aligned}$$

[3] Car Parking Facility and Occupancy Rate in Union Plaza

With reference to Pages 14-15 of the PS, the Applicant has inquired with the management office of Union Plaza regarding the car parking facility and usage. The car park provides a total of **39** public hourly parking spaces on both weekdays and weekends, together with **4** Loading/Unloading spaces on the basement floor. To address the comments, please find **Attachment 3** for the replacement of Page 15 of the PS for your reference.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok OR Mr. Arthur Ma at [REDACTED].

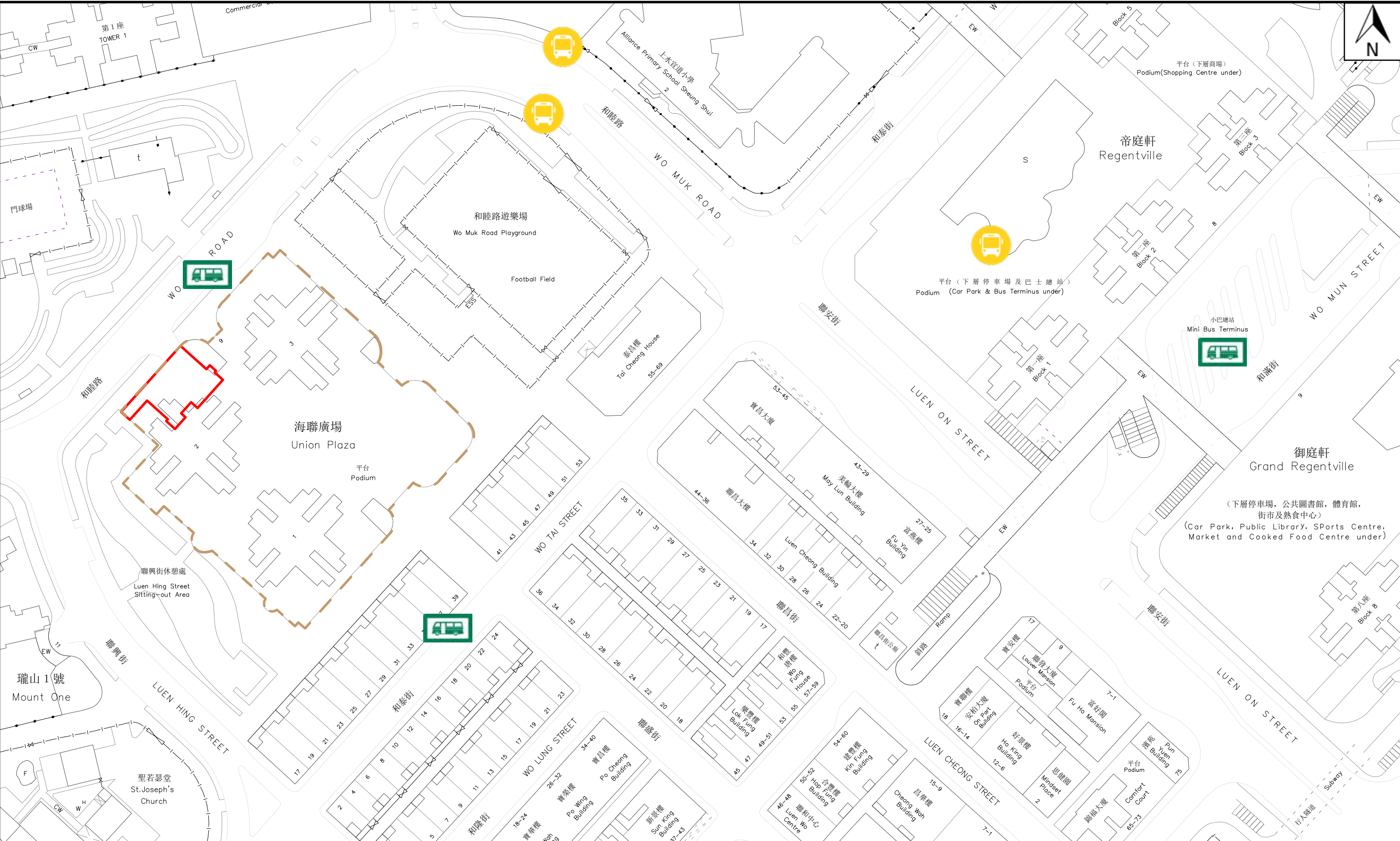
Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

pp. [Signature]
Greg Lam



Attachment 1

Revised Figures 1-4



Legend

- Composite Development
  Green Minibus Stop / Terminal
- Application Boundary
  Bus Stop / Terminal

Title	Location Plan
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Date December 2025

Scale 1 : 1000 at A3

Figure No. 1

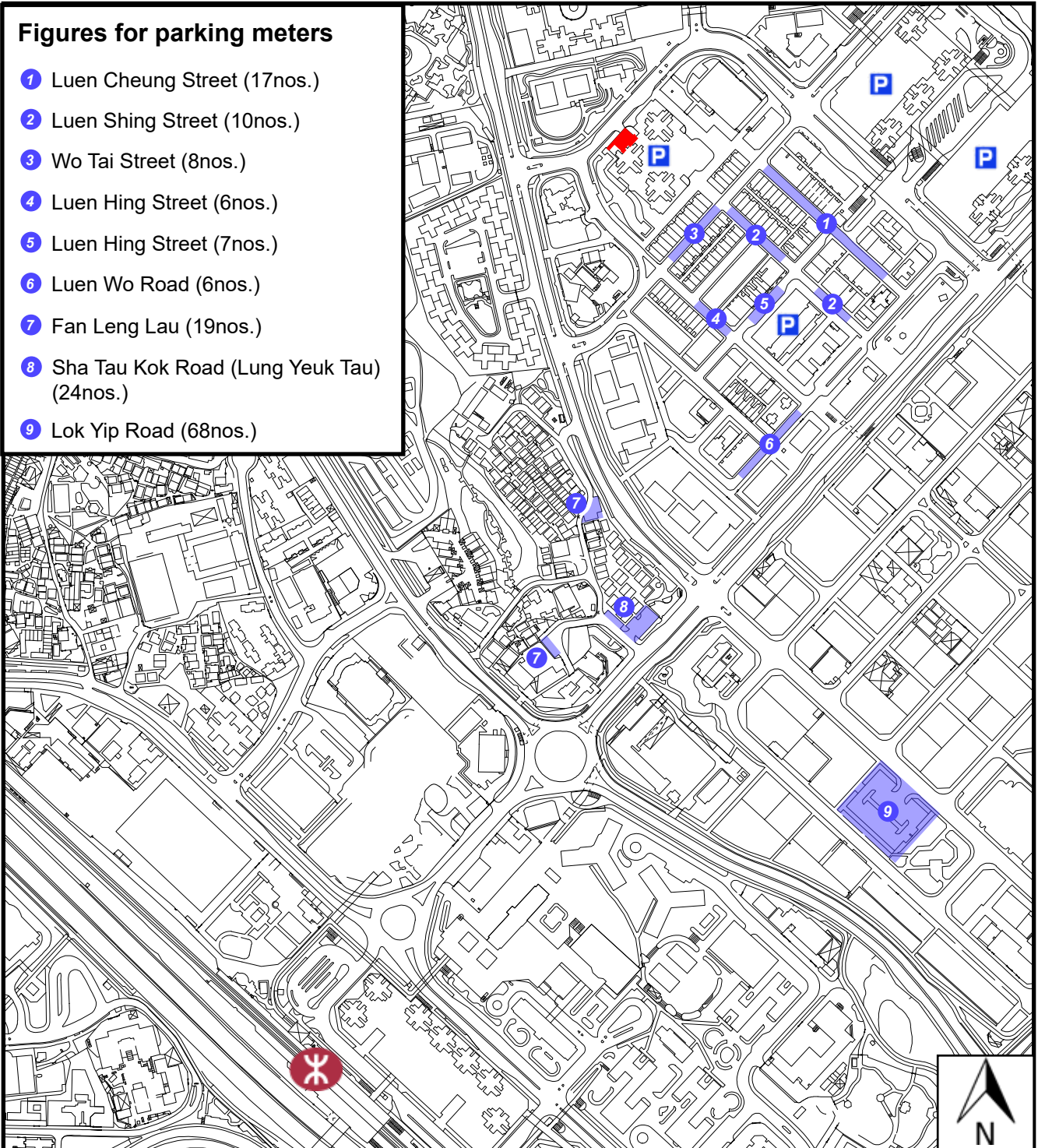
Prepared By:







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Figures for parking meters

- ① Luen Cheung Street (17nos.)
- ② Luen Shing Street (10nos.)
- ③ Wo Tai Street (8nos.)
- ④ Luen Hing Street (6nos.)
- ⑤ Luen Hing Street (7nos.)
- ⑥ Luen Wo Road (6nos.)
- ⑦ Fan Leng Lau (19nos.)
- ⑧ Sha Tau Kok Road (Lung Yeuk Tau) (24nos.)
- ⑨ Lok Yip Road (68nos.)



Legend

-  Application Site
-  MTR East Rail Line - Fanling Station
-  Public Vehicle Park (in Luen Wo Hui, Fanling)
-  Parking Meters (*Refer to the list above) (165nos.)

Date DEC 2025

Scale 1:5,000 at A4

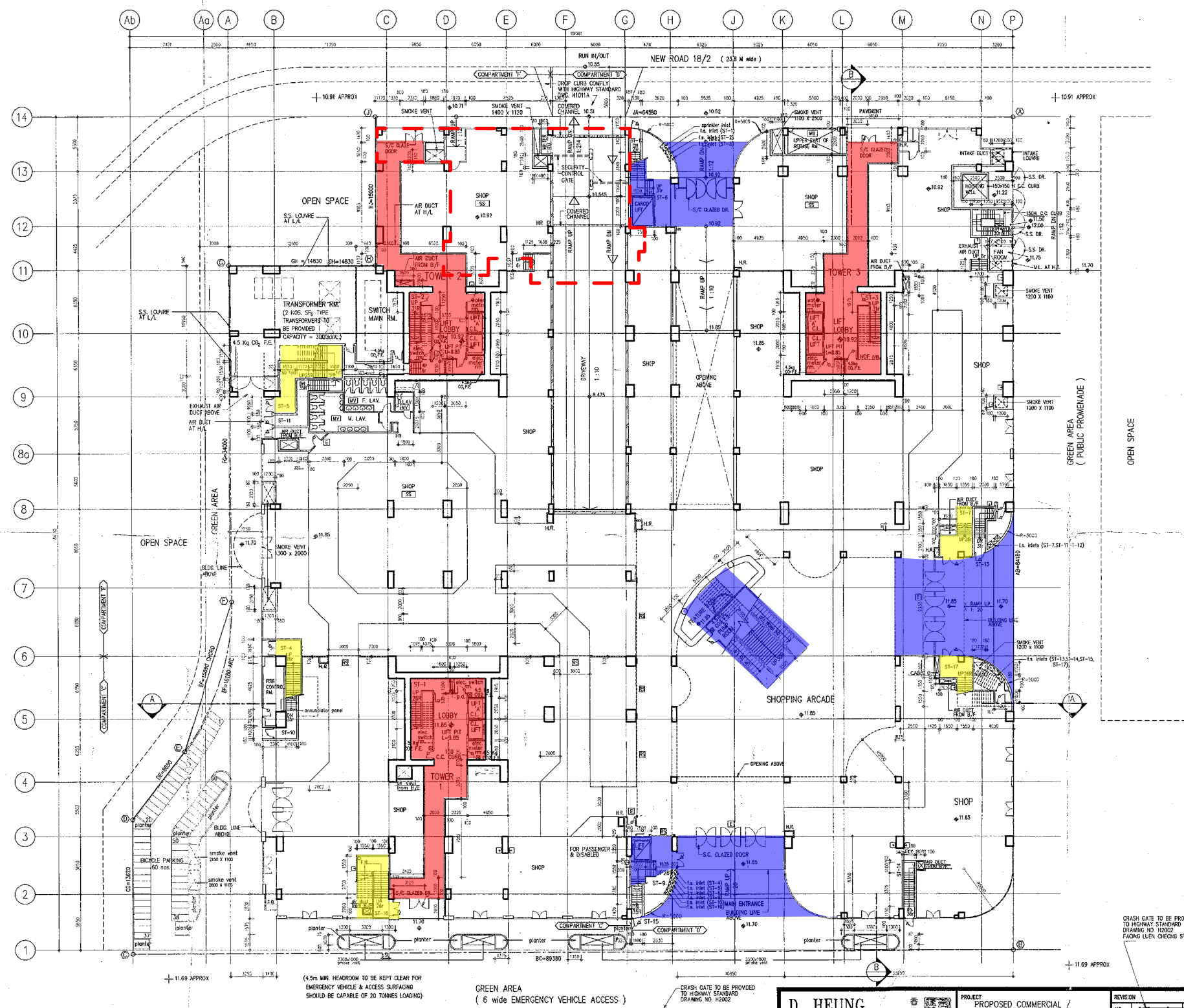
Figure No. 2

Title Location Plan for MTR Station & Car Parking Facilities

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B.D. REF. 2/9350/91
F.S.D. REF. 8/22257

- 9 FEB 1994

**BUILDINGS
DEPARTMENT**

D. HEUNG & ASSOCIATES
DANIEL C. K. HEUNG
AUTHORIZED PERSON-ARCHITECT

**AMENDED
PLAN**

Plan Approved
H. K. Yuen
Chief Building Surveyor
for BUILDING AUTHORITY
- 9 MAR 1994

GREEN AREA
(6 wide EMERGENCY VEHICLE ACCESS)

GROUND FLOOR PLAN

(SUPERIMPOSED LOAD = 5 kpa)
NOTES:
1. LANDSCAPING FOR UNCOVERED AREA TO BE SUBMITTED SEPARATELY.
2. ALL DETAILS OF FORMATION OF GREEN AREA & EMERGENCY VEHICLE ACCESS TO BE SUBMITTED SEPARATELY.
3. SPRINKLER SYSTEM TO BE PROVIDED.

**D. HEUNG
& ASSOCIATES**
ARCHITECTS & ENGINEERS
14/F, BLOCK C, SEAWAY ESTATE,
2-8 WATSON ROAD, NORTH POINT,
HONG KONG.
TEL: 5121211 FAX: 5070115

PROJECT			REVISION			DESIGN		
PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT ON F.S.T.L 128 AT LUEN WO SAN TSUEN, FANLING, N.T.			NO.	DATE	NOTE	DESIGN	CHECKED	SCALE
TITLE GROUND FLOOR PLAN			a	JUN. 93	GEN. REVISION	1:200		
			b	JUNE. 93	GEN. REVISION			
			c	FEB. 94	GEN. REVISION			
						PROJECT NO.	88/168	
						DRAWING NO.	A-30	
						DRAWING CODE	OF	

Legend



Access to Residential Portion
Access to Commercial Portion
Emergency Access
Application Boundary (on 1/F)

Scale N.T.S

Prepared By:



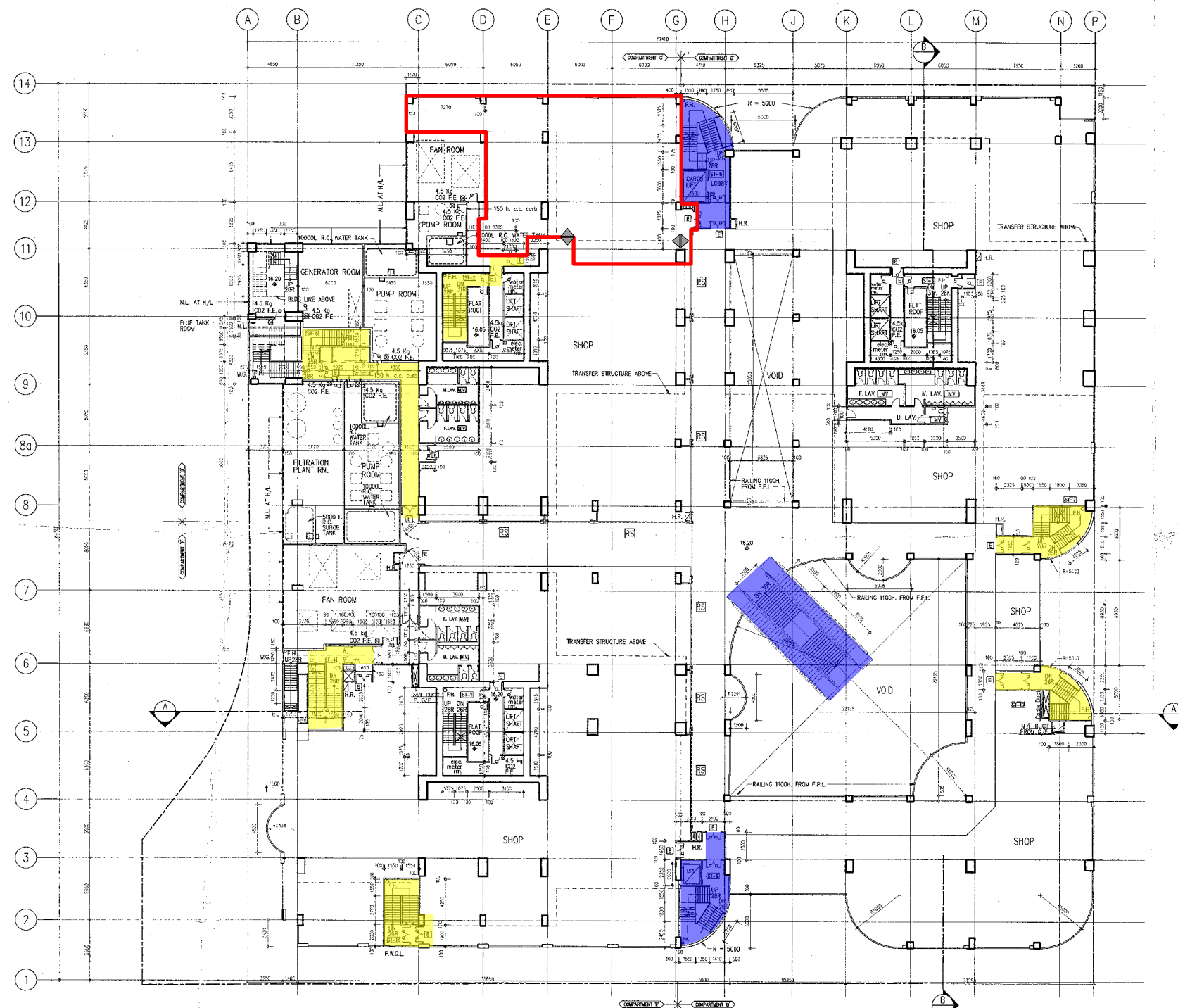
DeSPACE (International) Limited

Title

General Building Plan (Extracted from BD – Plan No. 2/9350/91)
Ground Floor Plan

Date December 2025

Figure No. 3



1ST FLOOR PLAN
SUPERIMPOSED LOAD = 5 Kp
(SPRINKLER SYSTEM TO BE PROVIDED)

- 9 FEB 1994

BUILDINGS
DEPARTMENT

D. HEUNG & ASSOCIATES
DANIEL C. Z. HEUNG
AUTHORIZED PERSON-ARCHITECT

AMENDED
PLAN

Plan Approved
H.K. Yuen
Chief Building Surveyor
for BUILDING AUTHORITY
- 9 MAR 1994

D. HEUNG & ASSOCIATES ARCHITECTS & ENGINEERS 14/F, BLOCK C, SEAVIEW ESTATE, 2-8 WATSON ROAD, NORTH POINT, HONG KONG. TEL: 5128211 FAX: 5070115		PROJECT PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT ON F.S.S.T.L. 128 AT LUEN WO SAN TSUEN, FANLING, N.T. TITLE 1ST FLOOR PLAN		REVISION		DESIGN	
				NO.	DATE	NOTE	DRAWN
				a	JAN. 93	GEN. REVISION	CHECKED
				b	JUNE. 93	GEN. REVISION	SCALE
				c	FEB. 94	GEN. REVISION	DATE
						PROJECT NO.	88/168
						DRAWING NO.	A-SC
						DRAWING CODE	1F

Legend Application Boundary

Access to Commercial Portion
Emergency Access

Entrance

Scale N.T.S

Prepared By:

Title General Building Plan (Extracted from BD – Plan No. 2/9350/91)
First Floor Plan

Date December 2025

Figure No. 4



Attachment 2

**Replacement Page of Supplementary
Planning Statement (Page 7 – Section 2.1)**

SECTION TWO – SITE CONTEXT AND HISTORY

2.1. Site Context and Surrounding Land Uses

- 2.1.1. The Subject Premises, of about 305 square meters, occupies a portion of the first floor(**around 3.2%**) in the two-storey Union Plaza, which serves as the commercial base for Union Plaza with 3 residential towers above (“the Composite Development”). Union Plaza primarily accommodates a variety of commercial uses, including retail shops, tutorial schools, learning centres, and a religious institution (i.e., Fanling Hoi Luen Tsung Tsin Church). Currently, the Subject Premises remains vacant.
- 2.1.2. The surrounding areas have the following characteristics, including: **(Figure 1)**
- a) to the north, an open space (i.e. Fan Leng Lau Road Playground);
 - b) to the northeast, an open space (i.e. Wo Muk Road Playground);
 - c) to the southeast, private housing blocks (i.e. 17-39 Wo Tai Street & 41-53 Wo Tai Street) with shops and services on the ground floor; and
 - d) to the southwest, an open space (i.e. Luen Hing Street Sitting-out Area) and a commercial/residential development (i.e. Mount One) comprising 1 residential block atop a 6-storey podium with shops and services, an eating place and parking facilities;
- 2.1.3. It is observed that the surrounding environment has a harmonious mix of residential development with non-domestic uses on the lower floors to serve the needs of the neighbourhood, along with various open spaces.

2.2. Land Status

- 2.2.1. Union Plaza is held under Fanling Sheung Shui Town Lot No. 128. The Applicant is not a “current land owner”. An Agreement for Sale and Purchase was signed by the Applicant as the purchaser and was registered in the Land Registry. Yet, the change in ownership is pending to be reflected in the Land Registry.
- 2.2.2. Nevertheless, the Applicant has fully complied with the Town Planning Board Guidelines TPB PG-No. 31B regarding the owner’s notification requirement under Section 16 of the Town Planning Ordinance. Reasonable steps have been taken to notify the “current land owner.”

Attachment 3

**Replacement Page of Supplementary
Planning Statement (Page 15 – Section 5.4)**

conducted a survey on the number of parking spaces inside Union Plaza. The car park has a total of 39 public hourly parking spaces available on both weekdays and weekends for visitors to use optionally.

- 5.4.2. It is expected that worshippers will primarily come from the surrounding areas or within the communities of Fanling and Sheung Shui. The Applicant will remind attendees to access the Subject Premises on foot or via public transportation to minimize traffic flow and alleviate parking pressures associated with the Proposed Development.
- 5.4.3. Additionally, social activities will primarily be held on weekends within a specified timeframe. The Applicant will further arrange for attendees to arrive in smaller groups to ensure smooth circulation and minimize inconvenience to other users.

5.5. No Adverse Fire Safety Impact

- 5.5.1. Fire safety requirements will be strictly adhered to within the Subject Premises to ensure a safe and secure environment for all worshippers and staff. The Subject Premises is equipped with two entrances, which are connected to two staircases and two exits leading to Wo Muk Road and Wo Tai Street, facilitating fire escape in the event of an emergency. To safeguard all users, appropriate fire safety measures will be implemented. The existing facilities will be reviewed and upgraded to comply with the latest regulations and codes of practice, with provisions made for barrier-free access as per Fire Service Department's advice.

5.6. No Adverse Noise Impact/Nuisance to Residents

- 5.6.1. All activities at the Subject Premises are primarily passive in nature and take place in the non-domestic portion of the Composite Development. These activities are not expected to generate significant noise impacts for residents, as they are mostly held on weekends. Furthermore, in line with the Applicant's mission of fostering a harmonious society, attendees of the church will always be encouraged to remain considerate of others and avoid potential confrontations.
- 5.6.2. The Subject Premises is equipped with a central air-conditioning system, eliminating the need for openable windows for ventilation and thereby preventing noise leakage. The Applicant will also implement proactive