

2025年 2月 2 4日

Appendix I of RNTPC
Paper No. A/YL-TT/702B

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025 -02- 2 4
The Town Planning Board will formally acknowledge
the date of receipt of the application only on 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/702
	Date Received 收到日期	2025-02-24

- 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)

DKM CHRISTIAN FELLOWSHIP LIMITED 錦綉基督徒團契有限公司

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)

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)	Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 953 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 Not more than 812 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA sq.m 平方米 ☐ 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 Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Christian worshipping and related activities (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」[#]郵遞要求同意書[&]

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	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道	☐ About 約
	☐ Filling of pond 填塘	
	Area of filling 填塘面積 sq.m 平方米	☐ About 約
	Depth of filling 填塘深度 m 米	
	☐ Filling of land 填土	☐ About 約
Area of filling 填土面積 sq.m 平方米	☐ About 約	
Depth of filling 填土厚度 m 米		
☐ Excavation of land 挖土	☐ About 約	
Area of excavation 挖土面積 sq.m 平方米		☐ About 約
Depth of excavation 挖土深度 m 米		
(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	☐ Public utility installation 公用事業設施裝置											
	☐ 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 data-bbox="520 1346 799 1462">Name/type of installation 裝置名稱/種類</th> <th data-bbox="799 1346 956 1462">Number of provision 數量</th> <th data-bbox="956 1346 1423 1462">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 data-bbox="520 1462 799 1581"></td> <td data-bbox="799 1462 956 1581"></td> <td data-bbox="956 1462 1423 1581"></td> </tr> <tr> <td data-bbox="520 1581 799 1700"></td> <td data-bbox="799 1581 956 1700"></td> <td data-bbox="956 1581 1423 1700"></td> </tr> <tr> <td data-bbox="520 1700 799 1818"></td> <td data-bbox="799 1700 956 1818"></td> <td data-bbox="956 1700 1423 1818"></td> </tr> </tbody> </table>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(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

Religious Institution (Christian worshipping centre)

(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 | Not more than 812... sq.m 平方米 ☐ About 約 |
| Proposed plot ratio 擬議地積比率 | Not more than 0.85..... ☐ About 約 |
| Proposed site coverage 擬議上蓋面積 | Not more than 34.63..... % ☐ About 約 |
| Proposed no. of blocks 擬議座數 |1..... |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | Not more than 3..... 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
Not more than 9..... 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

GFA 總樓面面積

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

.....

☒ 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)

Christian worshipping centre.....
 (GFA of not more than 812 sq.m).....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地400... 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]
.....1.....	1.....	Chapel (GFA of not more than 330 sq.m).....
.....1.....	2.....	Multi-function room (GFA of not more than 152 sq.m).....
.....1.....	3.....	Multi-function room (GFA of not more than 330 sq.m).....
.....		
.....		

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

Open space, footpath, peripheral planting and parking space.....

.....

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)

Before December 2032.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) Tai Tong Road..... ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (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 Private Car Parking Spaces 私家車車位 4 _____ 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) _____ _____ _____
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？	Yes 是 No 否	☐ (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 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) _____ _____ _____ ☒

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。

Part 9 第9部分

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 Planning Statement enclosed.

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

gn. Wong.

.....WONG JAK WALL.....

Name in Block Letters
姓名（請以正楷填寫）

.....Director.....

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

Others 其他

on behalf of
代表

...DKM CHRISTIAN FELLOWSHIP LIMITED.....



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

Date 日期

24 January 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

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.
在該骨灰安置所內，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	Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117 丈量約份第 117 約地段第 1236 號餘段及第 1237 號C 分段		
Site area 地盤面積	953	sq. m 平方米 ☒ About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 ☐ About 約)	
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號S/YL-TT/20		
Zoning 地帶	"Agriculture" "農業"		
Applied use/ development 申請用途/發展	Religious Institution (Christian worshipping centre) 宗教機構 (基督教禮拜中心)		
(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	- ☐ About 約 ☐ Not more than 不多於	- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	812 ☐ About 約 ☒ Not more than 不多於	0.85 ☐ About 約 ☒ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	9	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☒ (Not more than 不多於)
		3	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 34.63 % ☐ About 約		
(v) No. of units 單位數目	-		
(vi) Open space 休憩用地	Private 私人	400	sq.m 平方米 ☒ Not less than 不少於
	Public 公眾	-	sq.m 平方米 ☐ 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	4
	Private Car Parking Spaces 私家車車位	4
	Total no. of vehicle loading/unloading bays/lays 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)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, Site Plan, Site Photos, Access Plan _____		

Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

For Form No. S.16-I 供表格第 S.16-I 號用

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。



DKM Christian Fellowship Limited



PLANNING STATEMENT

Executive Summary:

We seek planning permission under section 16 of the Town Planning Ordinance (Cap. 131) from the Town Planning Board (the “**Board**”) to use the application site, namely Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117 (the “**Site**”), for proposed religious institution (Christian worshipping centre).

According to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20, “Religious Institution (not elsewhere specified)” is a Column 2 use within the “AGR” zone which requires planning permission.

We propose to erect a building with not more than 3 storeys, height of not more than 9m and gross floor area of not more than 812m² on the Site for Christian worshipping and related activities.

We are a Christian organisation in Hong Kong and a charitable institution registered under section 88 of the Inland Revenue Ordinance (Cap 112) since 2004.

The Site has been used for Christian worshipping and related activities, and we have been maintaining good relationship with the local community.

We fully realise the need of our society to build up and sustain a mutually caring and righteous culture, especially among the young generation. We also understand the importance of having a safe place with a healthy environment where teenagers and children in the local community can gather and learn about caring of people, love, respect and righteousness as well as the commandments of God, and become a good citizen. This will help to promote positive life attitude and spiritual development of the youths and children in our society.

The Proposed Development would enable us to:

- (a) promote Christian faith;
- (b) teach people Jesus’ commandments on caring of people, love, respect and righteousness; and
- (c) provide a healthy environment for members for their personal growth mentioned in (b) above.



摘要

我們根據《城市規劃條例》第 16 條向城市規劃委員會申請許可，以使用申請地段(即丈量約份第 117 約地段第 1236 號餘段及第 1237 號 C 分段(以下簡稱「該場地」))，興建宗教機構（基督教禮拜中心）。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/20，「宗教機構（未另有列明者）」是「農業」第二欄用途，需要規劃許可。

我們在該用地上擬興建一座不超過 3 層、高度不超過 9 米及總建築面積不超過 812 平方米的建築物，用於基督教崇拜及相關活動。

我們是一個香港的基督教教會，自 2004 年起根據稅務條例（第 112 章）第 88 條註冊的慈善機構。

該場地一直用於基督教崇拜和相關活動，我們與當地社區亦一直保持著良好的關係。

我們充分理解社會需要建立和維繫相互關懷和正直的文化，尤其是在年輕一代中。我們亦明白擁有安全和健康的環境的重要性，青少年和兒童可以聚集在這裡，學習關心、服從、愛、尊重、公義和忠心以及上帝的誠命，這有助於培養區內青少年和兒童積極的生活態度和靈命發展，並成為良好的公民。

擬議的發展讓我們能夠：

- (a) 宣揚基督教；
- (b) 宣揚耶穌有關愛、關心他人、尊重和公義的誠命；及
- (c) 提供健康的環境，讓會員可以有上述(b)的個人發展。



DKM Christian Fellowship Limited

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

PLANNING STATEMENT

<u>Applicant:</u>	DKM Christian Fellowship Limited
<u>Site:</u>	Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117
<u>Site Area:</u>	About 953m ²
<u>Lease:</u>	Block Government Lease (demised for agricultural use)
<u>Plan:</u>	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 (the “ OZP ”)
<u>Zoning:</u>	“Agriculture” (“ AGR ”)
<u>Previous application for permission (S16) :</u>	Applied use: “Residential Development” Case No.: A/DPA/YL-TT/52 Decision: approved in June 1994, but expired in June 1996
<u>Present Application:</u>	Religious Institution (Christian worshipping centre)

1. The Proposal

- 1.1. We would like to seek planning permission to use the application site (the “**Site**”) for proposed religious institution (Christian worshipping centre). According to the Notes of the OZP, “Religious Institution (not elsewhere specified)” is a Column 2 use within the “AGR” zone which requires planning permission from the Town Planning Board (the “**Board**”).
- 1.2. The Site is subject to a previous application for permission (s16) (Case number: A/DPA/YL-TT5). The use applied for was “Residential Development” and the planning permission was initially approved in June 1994 but expired in June 1996. For further details, please refer paragraph 6.1 below. This current S.16 application is not connected to the aforementioned application.

Current use of the Site and existing structure

- 1.3. The Site is hard paved and partly currently occupied by a temporary structure (the “**Temporary Structure**”).
- 1.4. For over 20 years, the Site has not been used for agricultural or farming purpose.
- 1.5. For the avoidance of doubt, the 3-storey small house situated on Section C of Lot No. 1236 in D.D. 117 is not part of the Site and not subject to the current S16 application. The said small house was erected in accordance with Building Licence No.707 (dated 25 June 1975, as modified and rectified) and was certified to have complied with the conditions of the license on 14 April 1981.

- 1.6. The parameters of Temporary Structure are shown in the table below:

Parameters of the existing Temporary Structure	
Area of the structure <i>(about)</i>	274m ²
Total gross floor area (GFA) <i>(about)</i>	325m ²
Building Height <i>(about)</i>	5.5 m (2 storeys)
Site Coverage <i>(about)</i>	28.8%
Usage	Christian worshipping and related activities

- 1.7. The floor plans and elevation of the Temporary Structure are as set out in **Attachment 1**.
- 1.8. The Temporary Structure is currently used for Christian worshipping and related activities (the “**Existing Use**”).

Proposed Development

- 1.9. We now propose to erect a 3-storey building with a building height of not more than 9m (main roof) and gross floor area of not more than 812m² (excluding floor area of the rooftop) on the Site (the “**Proposed Building**”), where the Temporary Structure is erected. Detailed development parameters are shown in the table below:

Development Parameters	Proposal
Site Area <i>(about)</i>	953m ²
Plot Ratio <i>(not more than)</i>	0.85
Total gross floor area (GFA) <i>(not more than)</i> (excluding floor area of the rooftop)	812m ²
No. of Block	1
Building Height (main roof) <i>(not more than)</i>	9 m (3 Storeys)
Site Coverage <i>(not more than)</i>	34.63%

- 1.10. The floor plans, elevation and access plan are as set out in **Attachment 2**.
- 1.11. The Proposed Building will be mainly used for Christian worshipping and related activities (the “**Proposed Use**”), which is same as the Existing Use of the Temporary Structure.
- 1.12. The ground floor of the Proposed Building will consist of a chapel, with gross floor area of not more than 330m². The first floor will consist of a multi-function room with gross floor area of not more than 152m². The second floor will consist of a multi-function room with gross floor area of not more than 330m². Greening and plantation will be provided on the rooftop.
- 1.13. An area of not less than 120m² on the façade of the Proposed Building will be used for planting, and not less than 300m² on the rooftop (approximately 91% of the rooftop area), will be used for planting, farming and agricultural purpose (e.g. fruit tree, vegetable, flowers and herbs).
- 1.14. Overnight accommodation at the Proposed Building is not envisaged.

- 1.15. There will be no activities related to catering services, funeral services, burning of joss paper/offerings, columbarium services and worshipping of ancestor tablets within the Site or the Proposed Building.
- 1.16. Subject to viability, community services will be provided to the local residents.
- 1.17. Same as the Temporary Structure, the Proposed Building is designed to accommodate a maximum of 100 Christian worshippers.
- 1.18. It is currently expected that there will be one worship session every Wednesday, Saturday and Sunday. Generally, each session will normally be participated by 50 Christian worshippers.
- 1.19. The proposed operation hours of the Site are between 9 a.m. and 9 p.m. daily.
- 1.20. Each worship session at the Site will be mainly carried out indoor. With the provision of double-glazed windows and air-conditioning, minimal nuisance will be caused to the neighbourhood.
- 1.21. As the Site is well-developed already, filling of land, alteration of existing building, excavation, diversion of stream, site formation or tree felling are not envisaged for the Proposed Development.

(The above is collectively referred to as the “**Proposed Development**”)

Traffic

- 1.22. The Site is right next to Tai Tong Road and is easily accessible by vehicle, minibus, K66 bus route operated by MTR and on foot. Currently, majority of the visitors access the Site by means of public transportation.
- 1.23. Currently, the Site is accommodating 4 parking spaces. For the Proposed Development, not more than 4 car parking spaces will be provided within the Site.
- 1.24. It is worth noting that for at least the past 10 years, operation of the Site has minimal impact on traffic and surrounding road network (including the Tai Tong Road). In the future, most visitors are expected to access the Site as in the past, i.e. by means of public transportation and on foot. The current application is only for regularizing the Existing Use of the Site, and hence it is not expected to have additional impact on the traffic.
- 1.25. No loading/unloading space will be provided within the Site.
- 1.26. Given that the Site level is lower than the Tai Tong Road and the footpath, surface water running is not expected to run from the Site and have impact to Tai Tong Road or footpath. Nonetheless, proper measures will be carried out to prevent surface water running from the Site to the nearby public roads and drains.
- 1.27. Taking into account the small scale of the Proposed Building and nearby developed public transport system, and that the Site has been used for the Proposed Use for over 20 years already, adverse impact on the traffic and infrastructure nearby is not anticipated.

Drainage and Sewerage

- 1.28. As the Site is already well-developed, the Proposed Development does not anticipate any additional drainage and surface-runoff and increment of existing catchment.
- 1.29. The Proposed Development does not anticipate the requirement of any additional septic tank and soakaway pit system.

Environment

- 1.30. The Proposed Development is expected to have no adverse impact to the environment.
- 1.31. To further minimise the potential noise impact, the Christian worshipping and related activities will be carried out indoors, with the provision of double-glazed windows and air-conditioning.
- 1.32. No public announcement system, portable loudspeakers or any form of audio amplification system will be installed outdoors. Hence adverse environmental impact is not anticipated.
- 1.33. We will comply with the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (處理臨時用途及露天貯存用地環境問題作業指引).
- 1.34. The Site is currently hard paved and has not been used for any agricultural activities for over 20 years. At present, it possesses limited potential for agricultural rehabilitation.
- 1.35. In view of its small area, the Site is not economically or commercially viable for commercial farming.
- 1.36. The Proposed Development will actually help to promote greenery and agriculture activities at the Site. In the current proposal, an area of not less than 120 m² on the façade of the Proposed Building will be used for greening and plantation, and not less than 300 m² on the rooftop (approximately 91% of the rooftop floor area), will be used for greening, plantation and agricultural purposes (e.g. fruit tree, vegetable, flowers and herbs). As voluntary work, church members will be encouraged to cultivate and take proper care of these areas. This arrangement will have a positive effect to the surrounding environment and should be supported from an agricultural perspective.
- 1.37. Peripheral planting will be provided at the Site to enhance the amenity of the area. Measures to avoid causing disturbance or pollution to the surrounding wooded area will also be adopted.
- 1.38. The Proposed Development is in fact in line with the planning intentions of the “AGR” zone according to the OZP, i.e. to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes.

Landscape and Visual

- 1.39. The Site is already well-developed and currently hard paved with shrub planting. There are no existing mature trees at the Site. Significant adverse landscape impact on landscape and landscape resources arising from the Proposed Development is not anticipated.

- 1.40. As could be seen from **Attachment 1**, the Temporary Structure is a structure with external tin-sheet cladding, and is relatively less aesthetically pleasing. The Proposed Development will replace the “tin-sheeted house” with the Proposed Building, which is a permanent and a well architecture designed 3-storey building.
- 1.41. Soft landscaped planters and greenery are proposed to be planted on the Proposed Building’s façade and on the rooftop. This will undoubtedly help enhance the overall landscape quality.
- 1.42. Given (i) the low-rise nature of the Proposed Building; (ii) height of the existing surrounding buildings and structures; and (iii) the Site is approximately one level lower than the Tai Tong Road, minimal adverse visual impact is anticipated for the Proposed Development.

2. The Surrounding Areas of the Site

- 2.1. The surrounding areas of the Site are rural in character predominated by scattered residential structures/dwellings, open storage, warehouse, parking of vehicles, vacant land, plant nursery, vegetated hillslopes, and agricultural land.
- 2.2. Immediately to the East of the Site is an easement, and a piece of vacant land. And at a further distance, two residential dwellings. Please refer to **Attachment 3**.
- 2.3. Immediately, to the South of the Site is a small CLP substation and Tai Tong Road. Across the road is a car repair garage and some vacant lands. Please refer to **Attachment 3**.
- 2.4. To the West of the Site is Choi Chee Ming Luen Kwong Scout Centre (蔡志明聯光童軍中心) (the “**Scout Centre**”). The zoning of the lot is “Government, Institution or Community” (G/IC) pursuant to the OZP. According to its website, the Scout Centre has 1 hall, 2 lecture rooms, 2 leader rooms, 1 conference room, 3 camping grounds, 1 basketball court and 1 camp-fire circle. Different types of recreation activity and training are being carried out at the Scout Centre from time to time. From time to time, scouts would stay overnight at the Scout Camp. Please refer to **Attachment 3**.
- 2.5. Immediately to the North of the Site, is a 3-storey small house owned by us, with height of approximately 9m (main roof). Further North is a drainage channel, and followed by a 2-storey residential dwelling. Please refer to **Attachment 3**.
- 2.6. The Proposed Building would have similar size (with slight increment) as the Temporary Structure .
- 2.7. On visual perspective, the Proposed Development is not incompatible with the surrounding visual context and is unlikely to induce significant adverse visual impact to the surrounding areas. The Proposed Building will be harmonious with the adjacent building developments which are of 2 to 3-storey in building height.
- 2.8. Further, the Proposed Development is compatible with the adjacent Scout Centre, which is used as a place for recreation activities and training for scouts.
- 2.9. The Site is not part of or within any village, and hence the Proposed Development would have minimal disturbs to the local community.

2.10. The Proposed Development is compatible with the planning intention of “AGR” zone as “Religious Institution (not elsewhere specified)” is Column 2 use which can be approved by the Board upon application.

2.11. Given the above, the Proposed Development is compatible with the surrounding environment.

3. Justifications for the Proposed Development

Benefit to the Society and local community

3.1. We are a Christian organisation in Hong Kong and a charitable institution registered under section 88 of the Inland Revenue Ordinance (Cap 112) since 2004. Please refer to **Attachments 4 and 5**, for the supporting documents.

3.2. We currently have around 60 regular members in Hong Kong, including children, youth and adults.

The Site has been used for Christian worshipping and related activities and we have been maintaining good relationship with the local community.

3.3. We fully realise the need of our society to build up and sustain a mutually caring and righteous culture, especially among the young generation. We also understand the importance of having a safe place with a healthy environment where teenagers and children in the local community can gather and learn about caring of people, love, respect and righteousness as well as the commandments of God, and become a good citizen. This will help to promote positive life attitude and spiritual development of the youths and children in our society.

3.4. The Proposed Development would enable us to:

(a) promote Christian faith;

(b) teach them Jesus’ commandments on caring of people, love, respect and righteousness; and

(c) provide a healthy environment for members for their personal growth mentioned in (b) above.

Compatibility

3.5. The Site is located at a convenient location suitable for church development. Apart from its compatibility with the existing surrounding context both in terms of building height and volume, the design of the Proposed Building will integrate well with the buildings/structures nearby and surrounding context. For further details, please refer to paragraphs 2.1 to 2.11 above.

Environment

3.6. The Proposed Development would not cause any nuisance to the neighbourhood and would not incur adverse geotechnical, traffic and transport, drainage, sewerage, environmental, landscape and visual impacts to the surrounding areas. For further details, kindly refer to paragraphs 1.20 to 1.38 above.

- 3.7. The Proposed Development, will promote the planning intentions of the AGR, as certain area of the Site will be designated for greenery, plantation and agricultural purposes, which would otherwise be impossible at the Site as it has been hard paved and occupied with temporary structures for many years. For further details, kindly refer to paragraphs 1.34 to 1.37 above.

4. Compliance with the “Owner’s Consent/Notification” Requirements

- 4.1. We, the applicant of this application, are the sole beneficial and legal owner of the Site. Please refer to **Attachments 6 and 7**, for the supporting documents of our ownership.
- 4.2. No additional Government land is involved in the application.

5. Background and current application

- 5.1. According to the OZP, the Site fall within the AGR zone and “Religious Institution (not elsewhere specified)” falls within column 2, i.e. uses that may be permitted with or without conditions on application to the Board.
- 5.2. The Site is currently used for Christian worshipping and related activities without a valid planning permission from the Board.
- 5.3. We have received two warning letters from the Yuen Long Lands Department (the “**Lands Department**”) in relation to unauthorized structure(s) erected on the Site in March and May 2024, respectively (the “**Warning Letters**”).
- 5.4. In order to comply with the relevant laws and regulations, the current application seeks the Board’s planning permission under S16:
- (a) for the Proposed Development and the Proposed Use of the Site; and
 - (b) for the temporary use of the Site (including the Temporary Structure) for the Existing Use until the commencement of Proposed Development as a transitional measure.
- 5.5. We would be grateful if the Board could grant us the above planning permissions.

6. Previous Application

- 6.1. The Remaining Portion of Lot No. 1236 (which forms part of the Site) is the subject of 1 previous application. The application (Case No. A/DPA/YL-TT/52) was for residential development which is not relevant to the current application. The application for permission (S16) was approved in June 1994. However, according to the Town Planning Board Secretariat, the planning permission expired on 17 June 1996 as the approved developed development has not been commenced with reference to TPB Guidelines No. 35D “Extension of Time for Commencement of Development” and the planning permission has not been renewed. This current S.16 application is not connected to the aforementioned application.

7. Similar Applications

- 7.1. Similar approved applications within the same district (Yuen Long district):

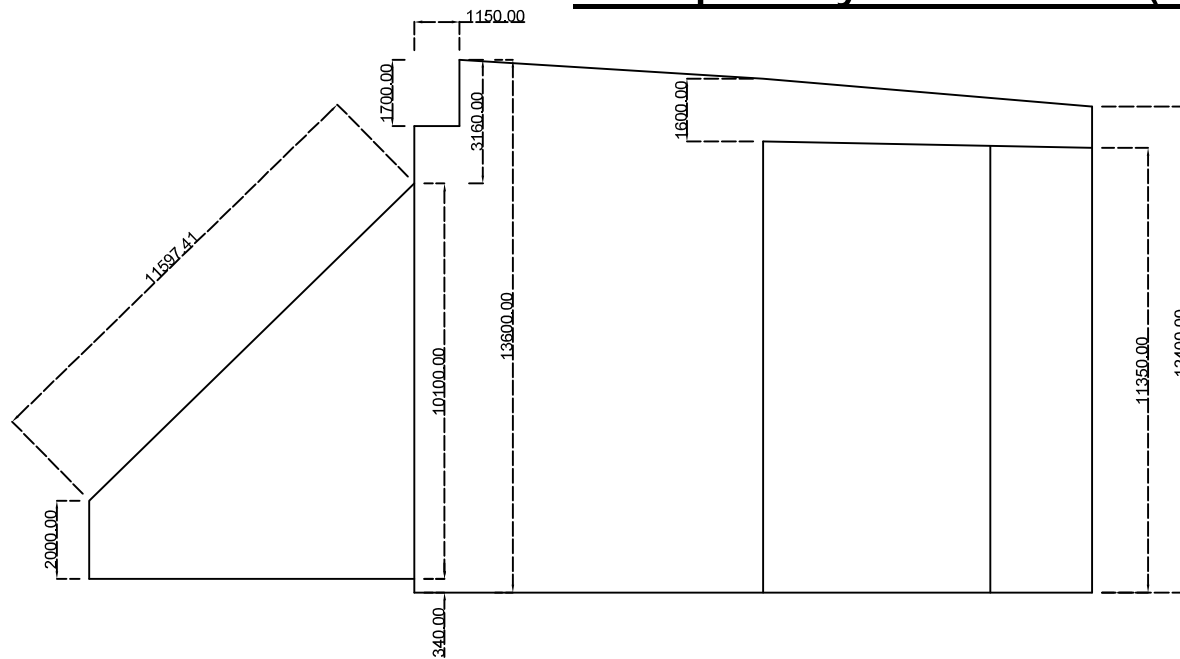
Case No:	A/YL-KTS/824	A/YL-KTS/979	A/YL-PN/56	A/YL-TT/579	A/YL-KTS/910
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Approved Date:	03/01/2020	22/12/2023	22/02/2019 (Note: revoked in 2023)	17/02/2023	20/05/2022
Applicant:	Hong Kong Alliance Mission	Wah Kong Temple Association	Yuan Fa Guan (Hong Kong) Taoism	Lotus Temple Limited	Amsua Trading Company Limited
Site:	Lot 287 in D.D. 106, Tin Sam Tsuen, Kam Tin, Yuen Long	Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part) and 906 (Part) in D.D. 103, Kam Tin, Yuen Long	Government Land (GL) in D.D. 133, Ha Pak Nai, Yuen Long, New Territories	Lots 1445 RP (Part), 1446, 1609 (Part), 1610 (Part), 1612 S.B ss.1 and 1612 S.B RP (Part) in D.D. 116 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories	Lot 1542 RP (Part) in D.D. 106, Yuen Kong San Tsuen, Pat Heung, Yuen Long
Site Area: (about)	688 m ²	1,800 m ²	998 m ²	2,118 m ²	1,730 m ²
Lease:	Block Government Lease (demised for agricultural use)	Block Government Lease (demised for agricultural use)	Government Land	Block Government Lease (demised for agricultural use)	Block Government Lease (demised for agricultural use)
Zoning:	"Agriculture"	"Agriculture"	"Agriculture" (about 99%) and "Green Belt" (about 1%)	"Agriculture"	"Agriculture"
Application:	Proposed Religious Institution (Retreat Centre)	Religious Institution with Ancillary Facilities and Associated Filling of Land	Proposed Temporary Religious Institution (Taoist Temple and Place for Taoist Education) for a Period of 5 Years	Religious Institution (Temple) with Associated Filling of Land	Proposed Religious Institution (Mosque)
Building Height:	Not more than 7.2 m (2 storeys)	Not more than 5m (1 storey)	1-storey	Not more than 5m (1 storey)	32.95mPD (3 storeys)
Plot Ratio:	Not more than 0.8	0.15	-	0.3	1.11
Total gross floor area	Not more than 550 m ²	265 m ²	165 m ²	639 m ²	1,925 m ²

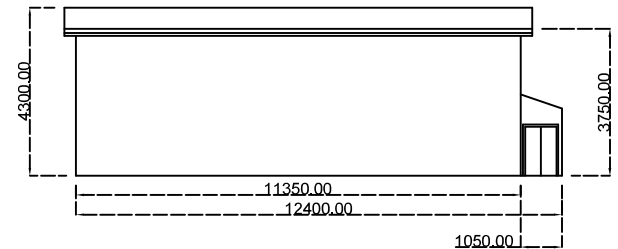
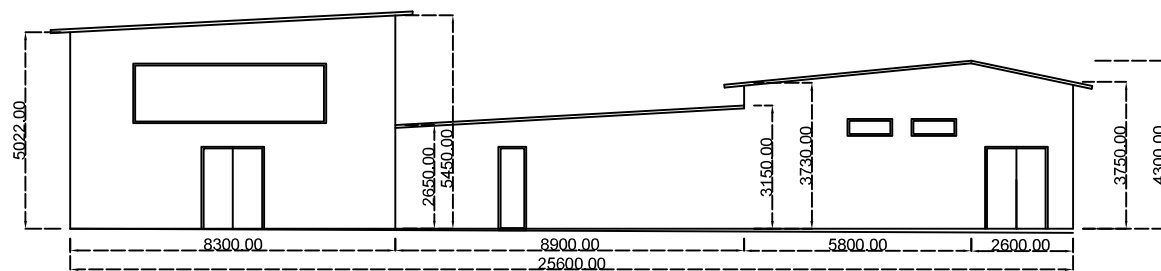
(GFA) : (about)					
No. of Block	1	9	2	2	1
Site Coverage: (about)	Not more than 50%	15%	-	30%	38%
Car parking space:	0	0	0	4	3

**Attachment 1 -
Temporary Structure**

Temporary Structure (Existing)



Parameters of the existing Temporary Structure	
Area of the structure (about)	274m ²
Total gross floor area (GFA) (about)	325m ²
Building Height (about)	5.5 m (2 storeys)
Site Coverage (about)	28.8%
Usage	Christian worshipping and related activities





實地照片 Site Photo

臨時結構
Temporary Structure



臨時結構 Temporary Structure: —

申請地點 Application Site: —

申請地點口出/入口 Site Ingress / Egress: ⇄

**Attachment 2 -
Drawings and
Plans**



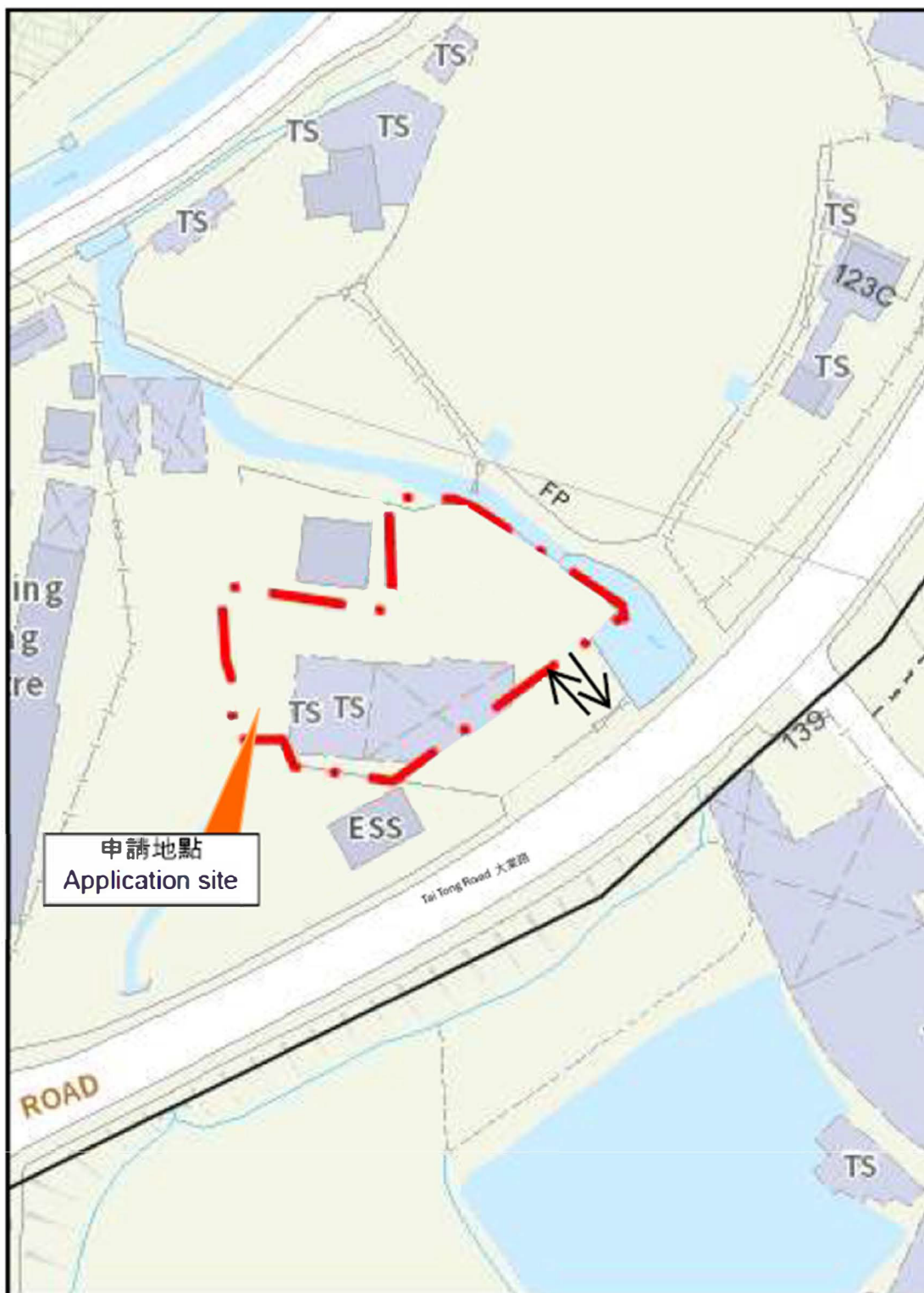
位置圖 LOCATION PLAN

申請地點 : Application Site:

- Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117
- 即丈量約份第117約地段第1236號餘段及第1237號C分段

申請地點
Application site

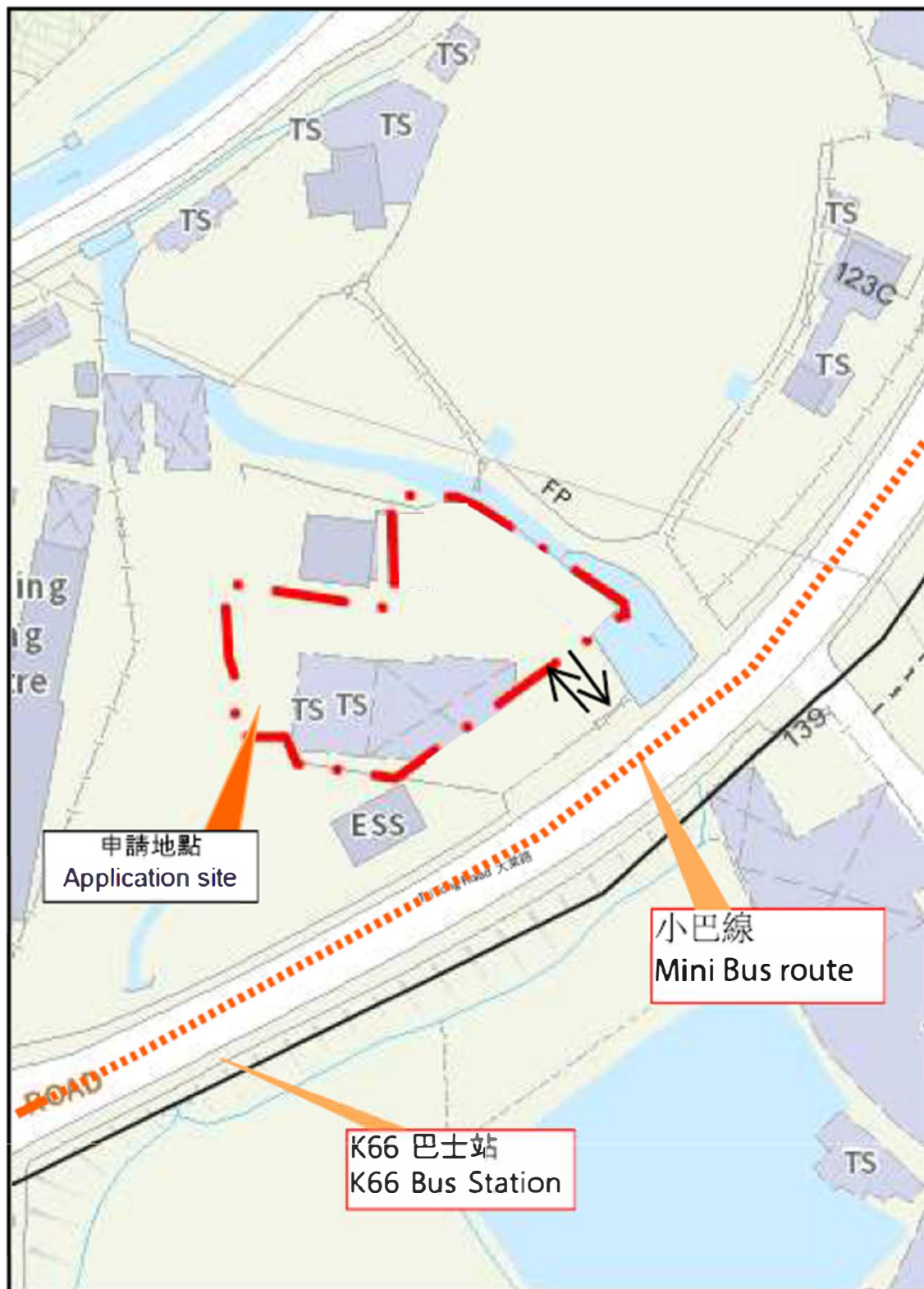




位置圖 LOCATION PLAN

申請地點 : Application Site:

- Remaining Portion of Lot No. 1236 and Section C of Lot No. 1237 in Demarcation District No. 117
- 即丈量約份第117約地段第1236號餘段及第1237號C分段

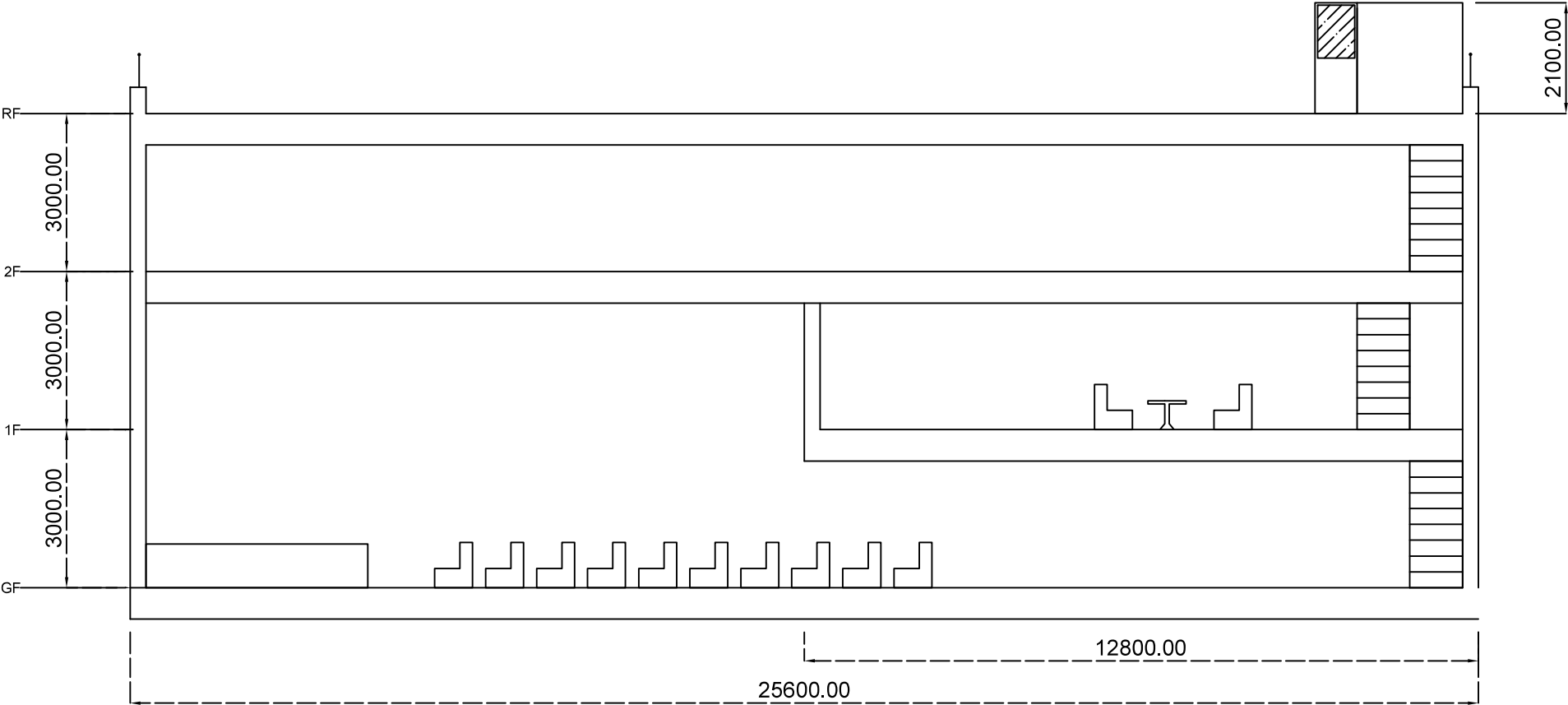


出入圖 Access Plan

小巴線 Mini Bus Route:

車輛口出/入口 Vehicular Access: 

PROPOSED BUILDING

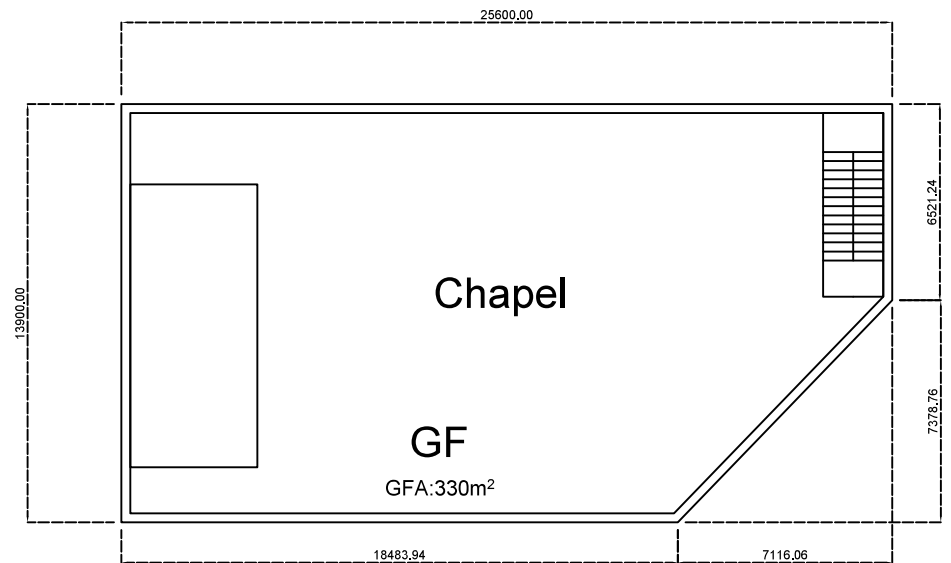
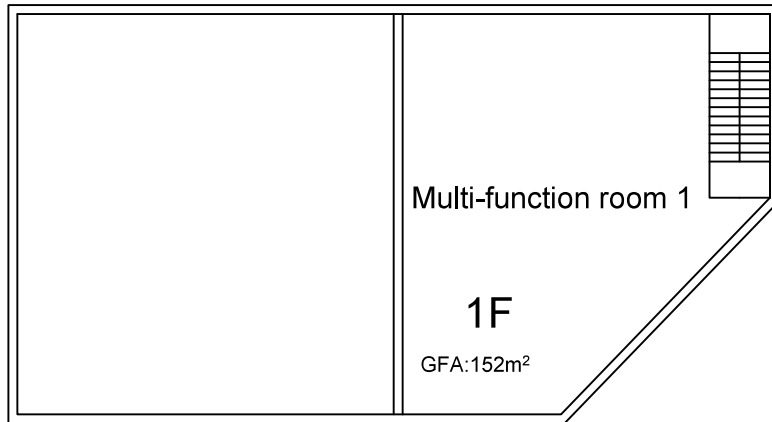
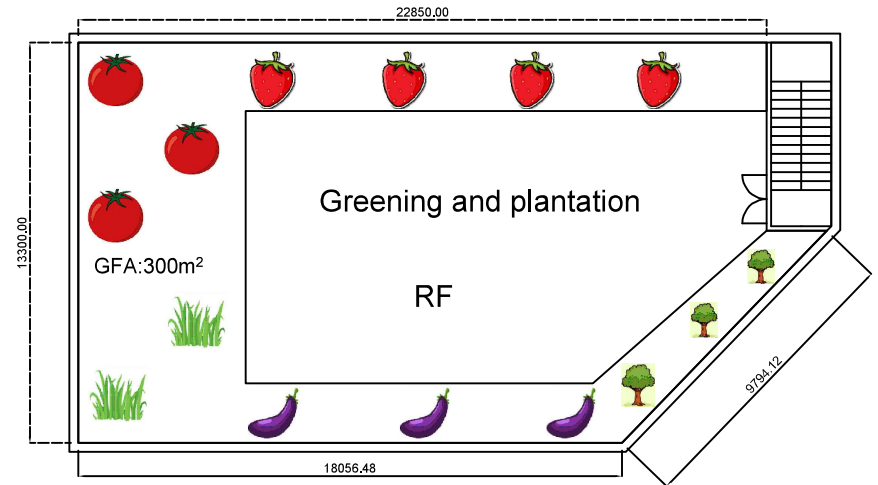


ELEVATION

Development Parameters of the Proposed Building

Proposed Site Area (about)	953m ²	Proposed No. of Block	1
Proposed Plot Ratio (not more than)	0.85	Proposed Building Height (main roof) (not more than)	9 m (3 Storeys)
Proposed Total gross floor area (GFA) (excluding floor area of the rooftop) (not more than)	812m ²	Proposed Site Coverage (not more than)	34.63%

PROPOSED BUILDING – LAYOUT PLANS



Attachment 3 - Photos

Immediately to the East of the Site is an easement, and a piece of vacant land. And at a further distance, two residential dwellings



Immediately, to the South of the Application Site is a small CLP substation and Tai Tong Road.



To the West of the Site is Choi Chee Ming Luen Kwong Scout Centre (蔡志明聯光童軍中心). The zoning of the lot is “Government, Institution or Community” (G/IC) pursuant to the OZP. According to its website, the Scout Centre has 1 hall, 2 lecture rooms, 2 leader rooms, 1 conference room, 3 camping grounds, 1 basketball court and 1 camp-fire circle.



Immediately to the North of the Site, is a 3-storey small house owned by us, with height of approximately 9m (main roof). Further North is a drainage channel, and followed by a 2-storey residential dwelling.





Date: 7 May 2025

STRICTLY PRIVATE & CONFIDENTIAL

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

Hong Kong

BY EMAIL

Re: Application for Permission
under Section 16 of the Town Planning Ordinance for
Section C of Lot No. 1237 and The Remaining Portion of Lot No. 1236
in Demarcation District No.117
(Application No: A/YL-TT/702)

Dear Sirs,

We refer your three emails dated 25 March 2025 and 7 April 2025, respectively, in relation to the departmental comments on the captioned matter (collectively the “**Departmental Comments**”). Unless otherwise defined herein, capitalised terms used in this submission shall have the same meanings as those defined in our planning statement (“**Planning Statement**”).

Set out below are our responses to the Departmental Comments for your further consideration.

Departmental Comments	Responses
1. Comments from the Lands Department	
The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	It is respectfully submitted that, as mentioned in our Planning Statement, the current application seeks the Board’s planning permission under S16:
I must point out that the following irregularities covered by the subject planning application have been detected by this office:	(a) for the Proposed Development and the Proposed Use of the Site; and
<u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u>	(b) for the temporary use of the Site (including the Temporary Structure) for the Existing Use until the commencement of Proposed Development as a transitional measure.
	We wish to clarify that the ultimate Religious Institution (Christian Worshipping Centre)

LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on the private lots which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. Should planning approval be given to the subject planning application, the lots owners will need to apply to this office to permit the structure(s) to be erected or regularise any irregularities on site. If the Religious Institution (Christian Worshipping Centre) use is temporary in nature, the applicant has to apply for a short term waiver on the private land. If the Religious Institution (Christian Worshipping Centre) is intended for permanent use, the applicant has to apply for a land exchange. Applications. of any of the above will be considered by Lands Department acting in the capacity as the Landlord and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including amongst others the payment of waiver fee, administrative fee or premium, as may be imposed by the Lands Department.	(i.e. the Proposed Building to be built) will be a permanent building and for permanent use. We will submit the relevant applications to the Lands Department, including application for a land exchanges, if necessary, after the planning permission has been obtained from the Board. While for the temporary use of the Site (i.e. the Temporary Structure) prior to the commencement of the construction of the Proposed Building (as transitional measure), we will submit the relevant applications to the Lands Department to permit the structure(s) erected and/or regularise any irregularities on Site, including to apply for a short term waiver, if necessary, after the planning permission has been obtained from the Board.
2. Comments from the Urban Design & Landscape Section (UD&L)	
We would reserve our comment upon receipt of the required landscape technical information in accordance with "Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)" for consideration.	Please refer to Attachment 1 enclosed herewith which show (i) a picture of the existing condition of the Site and (ii) a photomontage with the Proposed Building for reference only. The Site is already well-developed and currently hard paved with shrub planting. There are no existing mature trees at the Site.

	The Proposed Development will not involve filling of land, alteration of existing building, excavation, diversion of stream, site formation or tree felling. Significant adverse landscape impact on landscape and landscape resources arising from the Proposed Development is not anticipated. In order to enhance the overall landscape quality, soft landscaped planters and greenery are proposed to be planted on the Proposed Building's façade and on the rooftop.
3. Comments from the Home and Youth Affairs Bureau (HYAB)	
Having searching the web, We are unable to locate any official website/ social media of the Applicant DKM CHRISTIAN FELLOWSHIP LIMITED (錦綉基督徒團契有限公司). To facilitate our consideration whether the Applicant is a bona fide religious organisation, please ask the Applicant to provide us the Memorandum of Association ("MOA").	Please refer to the Attachment 2 for the MOA of DKM Christian Fellowship Limited for your consideration.
4. Comments from the Transport Department (TD)	
(i) As per the parking requirements for churches outlined in the HKPSG, up to 1 car parking space for every 16 seats or equivalent shall be provided. The applicant should advise how many seats would be provided for the subject development and review whether the currently proposal is adequate for its daily operation.	It is respectfully submitted that, as mentioned in our Planning Statement: (a) we currently have around 60 regular members in Hong Kong, including children, youth and adults; (b) the Proposed Building is designed to accommodate a maximum of 100 Christian worshippers; and (c) it is currently expected that there will be one worship session every Wednesday, Saturday and Sunday. Each session will normally be participated by 50 Christian worshippers. According to the Hong Kong Planning Standards and Guidelines, among others, (i) as a general principle, parking should be

	provided at a level which will not unduly attract potential passengers to use private vehicles in preference to public transport; and (ii) the provision of parking for community facilities should generally be limited to operational requirements. Users of community facilities will generally be expected to use public transport or public car parks. The Site is right next to Tai Tong Road and is easily accessible by minibus, K66 bus route operated by MTR and on foot. In the future most visitors are expected to access the Site by means of public transportation and on foot (as in the past). As the HKPSG requires up to 1 (i.e. 0 to 1) car parking space for every 16 seats, we propose to have 2 parking spaces¹ reserved only for operational requirements of the church. Visitors are generally not expected to park their cars at the Site, except with prior approval from us. Given the availability of public transport services in the vicinity, the currently proposal is adequate for our daily operation.
(ii) it is noted that the proposed development does not provide any loading and unloading spaces. As per the loading and unloading requirements for churches outlined in the HKPSG, one to two bays (9m x 3.5m) for small coaches are required. The applicant should clarify whether loading and unloading activities (e.g. refuse collection) will be necessary for daily operations.	<u>Loading and unloading activities</u> Routine or regular loading and unloading activities (including refuse collection) are not expected for our daily operations in the future for the following reasons: We wish to clarify that the visitors/users at the Site are transient in nature who only stay at the Site during worship sessions. It is currently expected that there will be only one worship session every Wednesday, Saturday and

¹ We have previously proposed to have 4 parking spaces at the Site, but as a bay (9m x 3.5m) for small coach is required by HKPSG, we have changed the 4 parking spaces to 2 parking spaces and a bay for small coach. Please refer to Attachment 3 for the revised plan and drawing.

	Sunday, and each session will normally be participated by 50 Christian worshippers only. Given the Site is only intended to be used as a place for worship, and no food/ goods/ services will be sold/provided at the Site, the need for supplies is minimal. It is expected that there may only be negligible delivery of small items of basic goods to the Site in the future, as was in the past. This delivery had been done by light goods vehicles during time outside worshipping sessions in the past. Going forward, similar practice is expected to be adapted. Hence, the current 4 parking spaces will be adequate for this purpose. Similarly, as no food/goods/services would be sold/provided at the Site, minimal refuse is expected to be generated at the Site. A refuse collection point will not be required within our Site. Notwithstanding this, there is also a public refuse collection point near the Site (approximately 100m away). In the past as the refuse is of small quantity, we have delivered our garbage/refuse to the refuse collection point on foot. <u>Bay for small coach</u> As requested, we also designate a bay (9mx3.5m) for small coach. As such, we have reduced originally proposed parking spaces from 4 parking spaces to 2 parking spaces. It is very seldom we have small coach carrying out loading/ unloading within our Site in the last 10 years. In the rare occasion that a small coach is expected to be parked at the Site for a temporary period of time, we will ensure the other parking spaces are not occupied such that sufficient space would be
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	reserved for the small coach for entering or exiting the Site. Please refer to Attachment 3 enclosed herewith for the revised plan.
5. Comments from the Environmental Protection Department (EPD)	
Please clarify whether toilets will be provided at the Site, if affirmative, please confirm whether septic tank and soakaway system will be provided and whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	It is respectfully submitted that no toilets will be provided at the Site or within the Proposed Building and no additional septic tank and soakaway system will be required at the Site for the Proposed Development. Currently, we have toilet facilities inside the 3-storey small house situated on Section C of Lot No. 1236 in D.D. 117, which is also owned by us and is just adjacent to the Site. For the avoidance of doubt, this lot is not within the Site nor subject to the current S16 application, and it has an existing septic tank and soakaway system. The said small house was erected in accordance with Building Licence No.707 (dated 25 June 1975, as modified and rectified) and was certified to have complied with the conditions of the license on 14 April 1981. In the future, we expect to continue to use this existing toilet facilities as we have done in the past. In the event that additional septic tank and soakaway system is required at the Site in the future, we will comply with the relevant laws and regulations, and ensure that it will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Should you have any queries, please feel free to contact our Mr. Kenneth Chan at [REDACTED]

[REDACTED] or Mr. Edwin Wong at [REDACTED]

[REDACTED]

Yours faithfully

For and on behalf of
DKM Christian Fellowship Limited

A handwritten signature in blue ink, appearing to be 'JW', is written above a horizontal line.

Name: Wong Jak Wall
Position: Director

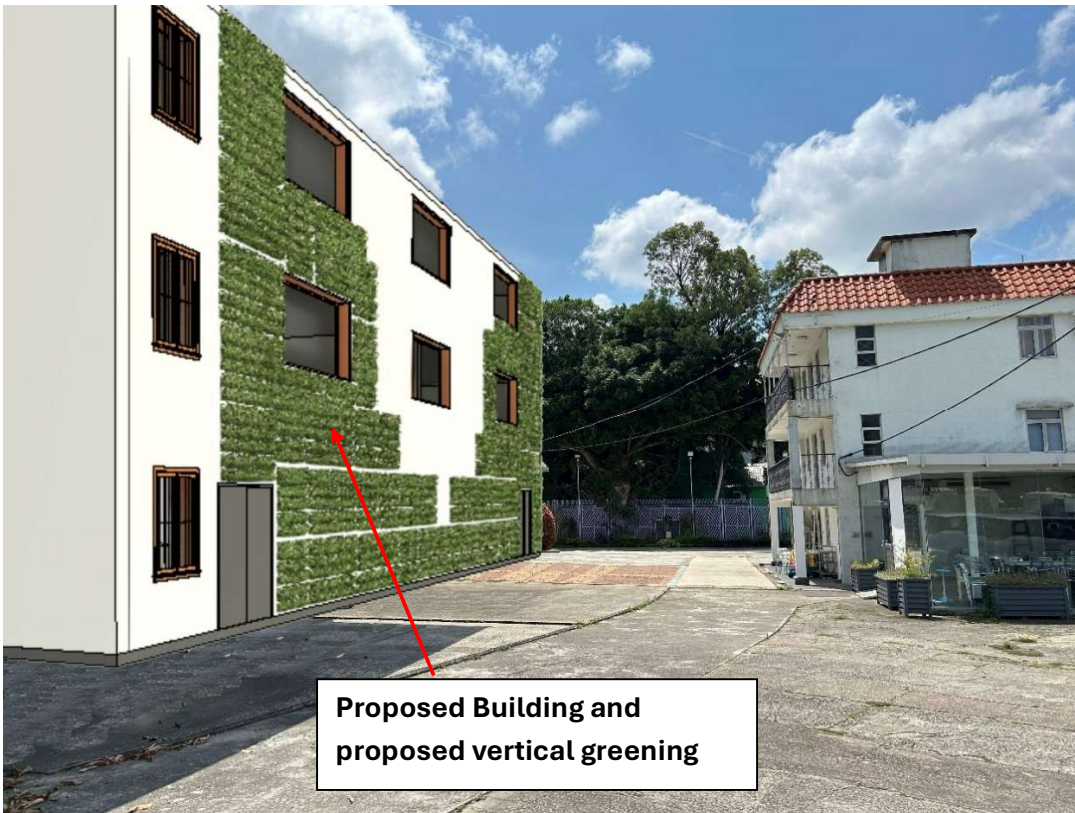
Encl.

Attachment 1
Existing Condition of the Site and Proposed Development



**Existing Temporary Structure
and Peripheral Soft Shrub**

**Existing 3-storey Small House
(Owned by the Applicant, but not within
the Site under application)**



**Proposed Building and
proposed vertical greening**



Existing Temporary Structure and existing peripheral soft shrub planter



Proposed Building and proposed greening on the roof top (including vegetable, flowers and herbs)

Attachment 2

MEMORANDUM
AND
ARTICLES OF ASSOCIATION
OF
DKM CHRISTIAN FELLOWSHIP LIMITED
錦綉基督徒團契有限公司

Incorporated the 31st day of March, 2004.

Certified True Copy



Director, WONG PO FUNG

Reprinted by
SHEEN FRIENDSHIP LIMITED
in February, 2005



THE COMPANIES ORDINANCE (CHAPTER 32)

DKM CHRISTIAN FELLOWSHIP LIMITED
錦綉基督徒團契有限公司

SPECIAL RESOLUTIONS

Passed on the 21st day of December, 2004

At an Extraordinary General Meeting of the Members of the Church held at its Registered Office on 21st December, 2004, the following resolutions were duly passed as special resolutions:—

- (1) That the 3rd Clause of Memorandum of Association of the Company be and it is hereby amended by:—
 - (a) inserting in sub-clause (o) after the word "donations" the word ", payments".
 - (b) inserting in the following sub-clause (l) after the sub-clause (k):—
 - (l) To grant, sell, convey, assign, surrender, exchange, partition, yield up, mortgage, demise, reassign, transfer or otherwise dispose of any lands, buildings, messuages, tenements, mortgages, debentures, funds, shares, or securities, which are for the time being vested in or belonging to the Church upon such terms as the Church may deem fit in furtherance of the objects of the Church.
 - (c) re-numbering sub-clauses (l) to (n) as sub-clauses (m) to (o).
 - (d) inserting in the following sub-clause (p) after the sub-clause (o):—

- (p) To raise money by subscription or other lawful means for the purposes of the Church.
 - (e) re-numbering sub-clauses (o) to (r) as sub-clauses (q) to (t).
- (2) That the Articles of Association of the Company be and it is hereby amended by:–
- (a) deleting the words "Clause 9 in the Memorandum" appearing in 1st line of Article No. 6. (a) and substituting thereof the words "Article 61 in the Articles".
 - (b) deleting the words "Sunday Morning" appearing in 1st line of Article No. 9. (b).
 - (c) deleting the words "Clause 9 in the Memorandum" appearing in 2nd and 3rd lines of Article No. 10. (c) and substituting thereof the words "Article 61 in the Articles".

(Sd.) WONG Po Fung

.....
WONG Po Fung 黃步峯
Chairman of the Meeting

No. 893083
編號

(COPY)
(副 本)

COMPANIES ORDINANCE
(CHAPTER 32)
香 港 法 例 第 3 2 章
公 司 條 例

CERTIFICATE OF INCORPORATION
公 司 註 冊 證 書

----- * * * -----

I hereby certify that
本人謹此證明

DKM CHRISTIAN FELLOWSHIP LIMITED
錦 綉 基 督 徒 團 契 有 限 公 司

is this day incorporated in Hong Kong under the Companies Ordinance, and that
於 本 日 在 香 港 依 據 公 司 條 例 註 冊 成 為
this company is limited.
有 限 公 司 。

Issued by the undersigned on 31 March 2004.
本 證 書 於 二 〇 〇 四 年 三 月 卅 一 日 簽 發 。

(Sd.) MISS R. CHEUNG

.....
for Registrar of Companies
Hong Kong

香港公司註冊處處長
(公司註冊主任張潔心代行)

THE COMPANIES ORDINANCE (CHAPTER 32)

**Company Limited By Guarantee
And Not Having A Share Capital**

MEMORANDUM OF ASSOCIATION

OF

DKM CHRISTIAN FELLOWSHIP LIMITED

錦綉基督徒團契有限公司

1. The name of the Company is “DKM CHRISTIAN FELLOWSHIP LIMITED 錦綉基督徒團契有限公司” (hereinafter referred to as the “Church”).
2. The Registered Office of the Church will be situate in Hong Kong.
3. The objects for which the Church is established are:
 - (a) To pay respects to, worship and serve the Holy Father, Holy Son and Holy Spirit as true God and Blessed Trinity.
 - (b) To build up Christian Belief and Virtue in accordance with the truths in the Holy Bible.
 - (c) To preach the Gospel of Jesus Christ and call upon the people to accept Christ as their Saviour and Lord.
 - (d) To teach people to keep all that Jesus has commanded.
 - (e) To carry out, establish, construct, maintain, improve, manage and superintend, or to assist in the carrying out, establishment, construction, maintenance, improvement, management, or superintendence of churches, chapels, hospitals, centers and stations for charitable purposes.
 - (f) To establish, undertake, superintend administer, contribute to, amalgamate with, or otherwise assist any charitable institutions or undertakings sharing similar basis of belief Provided that none of the funds of the Church shall be paid to nor shall the Church be amalgamated with any such institution or undertaking which pays or

transfers directly or indirectly any part of its income or property by way of dividend, bonus, or otherwise howsoever by way of profit to its members.

- (g) To promote, support, contribute to or otherwise assist any Christian activities or acts of charity (which acts shall include such acts shown to the member(s) of the Church) as the Council of the Church may from time to time think fit.
- (h) To admit any persons to be members of the Church on such terms, and to confer on them such rights and privileges as may seem expedient.
- (i) To hire and employ all classes of persons (including the members of the Church) considered necessary for the purpose of the Church and to pay to them and to other persons in return for services rendered to the Church, salaries, wages, gratuities and pensions.
- (j) To purchase, take on lease or in exchange, hire or otherwise acquire any real and personal property which may be deemed necessary or convenient for any of the purposes of the Church. To construct, maintain, develop and alter any houses, buildings, lands or works necessary or convenient for the purposes of the Church.
- (k) To sell, manage, lease, mortgage, charge, dispose of, or otherwise deal with all or any part of the property of the Church.
- (l) To grant, sell, convey, assign, surrender, exchange, partition, yield up, mortgage, demise, reassign, transfer or otherwise dispose of any lands, buildings, messuages, tenements, mortgages, debentures, funds, shares, or securities, which are for the time being vested in or belonging to the Church upon such terms as the Church may deem fit in furtherance of the objects of the Church.
- (m) To borrow any money required for the purposes of the Church upon such terms and on such securities as may be determined.
- (n) To invest the moneys of the Church not immediately required upon such securities or otherwise in such manner as may from time to time be determined.
- (o) To draw, make, accept, indorse, discount, execute and issue promissory notes, drafts, bills of exchange, warrants, cheques and other negotiable or transferable instruments.
- (p) To raise money by subscription or other lawful means for the purposes of the Church.
- (q) To accept and receive offerings, donations payments and gifts (of whatever nature or kind) and bequests to the Church.

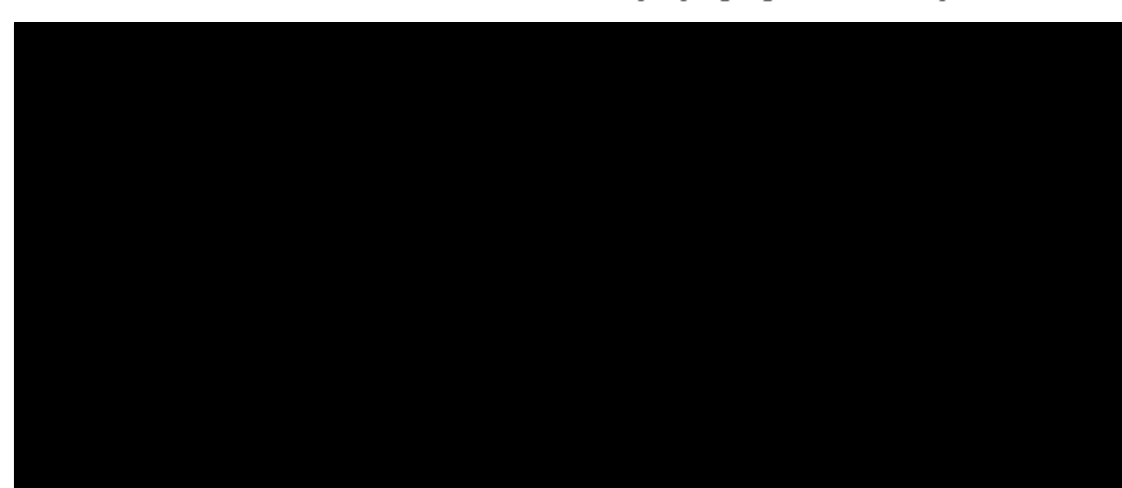
- (r) To refrain from having any connection with any political body or party.
 - (s) To carry on and do any of the above matters and things either alone or in conjunction with others and either as principal or agent or otherwise.
 - (t) To do all such other lawful things as are incidental or conducive to the attainment of all or any of the objects set out above.
4. The income and property of the Church, whencesoever derived, shall be applied solely towards the promotion of the objects of the Church as set forth in this Memorandum of Association; and no portion thereof shall be paid or transferred directly or indirectly, by way of dividend, bonus, or otherwise howsoever by way of profit to the members of the Church. Provided that nothing herein shall prevent the payment, in good faith, of reasonable and proper remuneration to any officer or servant of the Church, or to any member of the Church, in return for any service actually rendered to the Church, nor prevent the payment of interest at a rate not exceeding the prevailing rate applicable to Hong Kong dollar savings account on money lent or reasonable and proper rent for premises demised or let by any member to the Church; but so that no member of the Council or Governing Body of the Church shall be appointed to any salaried office of the Church, or any office of the Church paid by fees and that no remuneration or other benefit in money or money's worth shall be given by the Church to any member of such Council or Governing Body except repayment of out-of pocket expenses and interest at the ratio aforesaid on money lent or reasonable and proper rent for premises demised or let to the Church.
5. The liability of the members is limited.
6. Every member of the Church undertakes to contribute to the assets of the Church in the event of the same being wound up during the time that he or she is a member or within one year afterwards for payment of the debts and liabilities of the Church contracted before the time at which he or she ceased to be a member, and of the costs, charges, and expenses of winding up the same, and for the adjustment of the rights of the contributories amongst themselves, such amount as may be required not exceeding the sum of ten dollars.
7. If upon the winding up of the Church there remains after the satisfaction of all its debts and liabilities any property whatsoever, the same shall not be paid to or distributed among the members of the Church, but shall be given or transferred to some other charity or charities having objects similar to the objects of the Church, and which shall prohibit the distribution of its or their income and property amongst its or their members to an extent as least as great as is imposed on the Church under or by virtue of Clause 4 hereof, such charity or charities to be determined by the Council of the Church before the time of dissolution, or in default thereof by such judge of the High Court of Hong Kong Special Administrative Region as may have or acquire jurisdiction in the matter and if and so far as effect cannot be given to the aforesaid provision then to some charitable object.

8. True accounts shall be kept of the sums of money received and expended by the Church and the matters in respect of which such receipts and expenditure take place, and of the property, credits and liabilities of the Church, and subject to any reasonable restrictions as to the time and manner of inspecting the same which may be imposed in accordance with the regulations of the Church for the time being, shall be open to the inspection of the members. Once at least in every year the accounts of the Church for the time being, shall be open to the inspection of the members. Once at least in every year the accounts of the Church shall be examined and the correctness of the Balance Sheet ascertained by one or more authorised auditor or auditors.

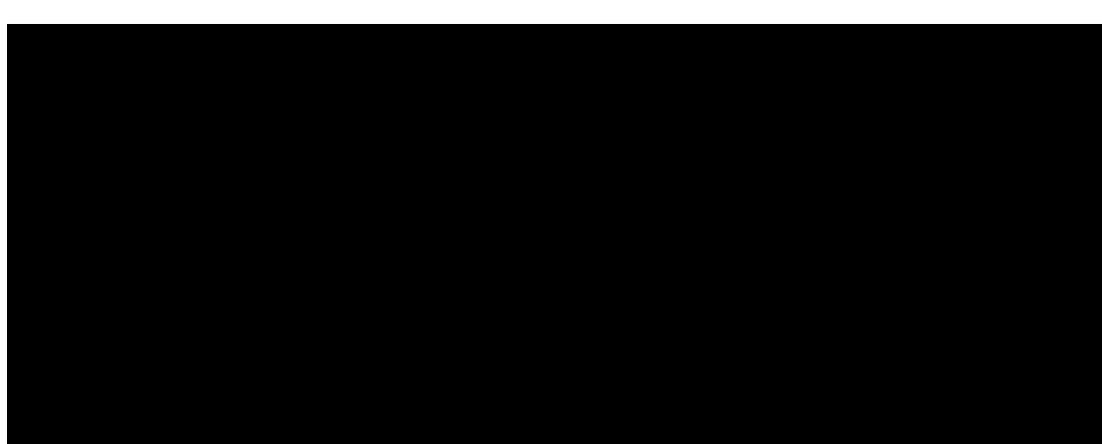
We, the several persons whose names, addresses and descriptions are hereto subscribed, are desirous of being formed into a Company in pursuance of this Memorandum of Association :—

Names, Addresses and Descriptions of Subscribers

(Sd.) WONG PO FUNG
WONG PO FUNG (黃步峯)



(Sd.) CHAN WAI YEE, KENT
CHAN WAI YEE, KENT (陳偉兒)



(Sd.) WONG JAK WALL
WONG JAK WALL (黃植和)



(Sd.) HENRIK MELDGAARD CHRISTENSEN
HENRIK MELDGAARD CHRISTENSEN



Dated the 9th day of March, 2004.
WITNESS to the above signature(s) :

AU HUNG KWAN



THE COMPANIES ORDINANCE (CHAPTER 32)

**Company Limited By Guarantee
And Not Having A Share Capital**

ARTICLES OF ASSOCIATION

OF

DKM CHRISTIAN FELLOWSHIP LIMITED

錦綉基督徒團契有限公司

PRELIMINARY

1. In these Articles:-

- (a) “The Ordinance” means the Companies Ordinance (Chapter 32) of the Revised Edition and any modification and amendment or re-enactment thereof.
- (b) Table C of the Companies Ordinance shall not apply.
- (c) “The Church” means “DKM CHRISTIAN FELLOWSHIP LIMITED 錦綉基督徒團契有限公司”.
- (d) “The Council” means the Board of directors.
- (e) “Council members” means the directors.
- (f) Words importing the singular number shall include the plural and vice versa.
- (g) Words importing the masculine gender shall include the feminine gender.
- (h) Words importing persons shall include corporation.
- (i) Unless the context otherwise requires, words or expressions contained in these Articles shall bear the same meaning as in the Ordinance or any

statutory modification thereof in force at the date at which these Articles become binding on the Church.

OBJECTS

2. The Church is established for the purposes set out in the Memorandum of Association.

MEMBERS

3. For the purpose of registration, the number of members of the Church is declared to be unlimited.
4. The subscribers to the Memorandum of Association and such other persons as the Council shall admit to membership shall be members of the Church.
5. When any person desires to be admitted to membership of the Church he must sign and deliver to the Church an application for admission framed in such terms as the Council shall require.
6. No person shall be admitted as a member of the Church unless :—
 - (a) He accepts each of the Belief as set out in Article 61 in the Articles of Association; and
 - (b) He has been approved by the Council as being one suitable to be admitted to membership of the Church.

The Council shall have full discretion to the admission of any person to membership.

7. The rights and privileges of each and every member shall be personal and shall not be transferable by his own act or by operation of law.
8. Every member shall exercise the best of his ability to promote the objects of the Church, and shall observe all regulations and by-laws of the Church.
9. Subject to Article 11 herein
 - (a) any member may apply to withdraw his membership from the Church by giving one month's notice in writing to the Honorary Secretary of the Council of his intention so to do, and upon the expiration of the notice the Council may, unless with reasons to the contrary, approve his application and he shall cease to be a member of the Church from a date specified by the Council.
 - (b) Any member not attending the regular Meeting of the Church for a period of one year shall at the expiration of such a year be deemed to have applied to withdraw his membership from the Church and the

Council may deal with such application in the manner as provided in Article 9(a) herein UNLESS within 14 days' after the expiration of such a year he has explained his absence to the Council in writing with good cause shown to the satisfaction of the Council.

10. A person may be excommunicated from the Church and removed from the Register of Members (with retrospective effect if necessary) from a date specified by the Council if whilst being a member he is guilty of any of the following excommunicable wrongs, namely :-
- (a) he has been convicted by a court of law of an offence involving moral turpitude which in the opinion of the Council justified excommunication or
 - (b) he has been leading a life that in the opinion of the Council renders him no longer able to bear testimony as a Christian or
 - (c) he has in the opinion of the Council failed to observe or accept any of the statements of the faith, or each of the Belief as set out in Article 61 in the Articles of Association, or
 - (d) his behaviour or conduct has been in the opinion of the Council dishonourable or improper or injurious to the interest, benefit, character, or good name of the Church.

PROVIDED that before any person shall be excommunicated from the Church and removed from the Register of Members, he shall be given an opportunity to attend before the Council in order to show cause why he should not be removed from the Register of Members and shall be given advice calling from repentance, and shall either have failed to give a satisfactory reason as to why he should not be removed from the Register of Members or shall have rejected or disobeyed the advice tendered PROVIDED FURTHER that no member may be excommunicated from the Church without the approval of all of the Members for the time being of the Council PROVIDED FURTHER that in the event of a member being excommunicated from the Church the Council shall have full right and liberty to notify all members of the Church and all other Christian Churches or organisations of such excommunication and the reasons thereof PROVIDED FURTHER that the decision of excommunication of the Council shall not take effect until the expiration of one month from the date of the member affected is informed of the same in order that he may appeal to the members of the Church in an extraordinary general meeting held in accordance with the articles provided herein.

11. Any person ceasing to be a member for any reason may, with the approval of the Council, apply to become a member again.

GENERAL MEETINGS

12. A General Meeting shall be held once in every calendar year at such time (not

being more than fifteen months after the holding of the last preceding General Meeting) and at such place as the Council may from time to time determine.

13. The Honorary Secretary of the Council shall give at least twenty-one days notice in writing to all members of the Church announcing the date of the Annual General Meeting.
14. Business of the Annual General Meeting will be:-
 - (a) To confirm minutes of the previous General Meetings and to discuss matters arising therefrom;
 - (b) To receive and approve the Statement of Accounts audited;
 - (c) To appoint Auditors for the ensuing year and to fix their remuneration; and
 - (d) To elect (when necessary) Members of the Council.
15. An Extraordinary General Meeting may be convened:-
 - (a) By the Council;
 - (b)
 - (i) At the request in writing of members of the Church representing not less than one-fifth of the total registered members at the date of the deposit of the requisition.
 - (ii) The requisition must state the reasons and the objects of the meeting, and must be signed by the requisitionists and deposited at the registered office of the Church.
16. An Extraordinary General Meeting shall be convened within 21 days upon receipt of the requisition and the Honorary Secretary of the Church shall notify all members in writing in this connection not later than 14 days before the meeting.
17. The accidental omission to give notice of a meeting or failure to observe the prescribed period for such a notice to, or the non-receipt of notice of a meeting by, any member shall not invalidate the proceedings of any meeting.

PROCEEDINGS AT GENERAL MEETINGS

18. Subject to Article 19 herein, no business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business; until otherwise determined by the Church in general meeting, the quorum shall be half of the members for the time being of the Church.
19. If within half an hour from the time appointed for the meeting a quorum is not

present, the meeting, if convened upon the requisition of members, shall be dissolved; in any other case it shall stand adjourned to the same day in the next week, at the same time and place, and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the members present shall be a quorum.

20. The Chairman of the Council and in his absence, the Honorary Treasurer shall preside as Chairman at every general meeting of the Church. If at any meeting the Chairman or Honorary Treasurer shall not be present within 20 minutes after the time appointed for holding the meeting, one of the Members of the Council shall preside, or if no such Member be present or willing to take the chair, the members present shall choose one of their members to be Chairman.
21. The Chairman may, with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting), adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. When a meeting is adjourned for ten days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
22. At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands, unless a poll is (before or on the declaration of the result of the show of hands) demanded by at least three members present in person entitled to vote and, unless a poll is so demanded, a declaration by the chairman that a resolution has, on a show of hands, been carried, or carried unanimously, or by a particular majority, or lost, and an entry to that effect in the book of the proceedings of the Church, shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favour of, or against, that resolution.
23. If a poll is duly demanded it shall be taken in such manner as the chairman directs, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
24. In the case of an equality of votes, whether on a show of hands or on a poll, the Chairman of the meeting, at which the show of hands takes place or at which the poll is demanded, shall be entitled to a second or casting vote.
25. A poll demanded on the election of a chairman, or on a question of adjournment, shall be taken forthwith. A poll demanded on any other question shall be taken at such time as the chairman of the meeting directs.

VOTES OF MEMBERS

26. Every member shall have one vote.
27. A member of unsound mind, or in respect of whom an order has been made by

any court having jurisdiction in lunacy, shall not be entitled to vote.

28. No member shall be entitled to vote at any general meeting unless all moneys presently due and payable by him to the Church have been paid.
29. No member shall be entitled to appoint a proxy to act on his behalf.

COUNCIL

30. The number of Members in Council shall not be less than two nor more than twenty.
31. Members of the Council must be members of the Church and shall hold office for life unless they vacated in terms of Article 46 herein.
32. The persons hereinafter named shall be the First Members of the Council, that is to say:—

WONG PO FUNG	(黃步峯)
CHAN WAI YEE, KENT	(陳偉兒)
WONG JAK WALL	(黃植和)
HENRIK MELDGAARD CHRISTENSEN	

who shall hold office for life unless they vacate in terms of Article 46 herein.

33. The Council shall elect among themselves one Chairman, one Honorary Secretary and one Honorary Treasurer and other offices as the Council may deem fit Provided that a member of the Council may hold more than one offices Provided Further that the First Chairman shall be Wong Po Fung (黃步峯) Provided Further that the First Honorary Secretary shall be Chan Wai Yee, Kent (陳偉兒) Provided Further that the First Honorary Treasurer shall be Chan Wai Yee, Kent (陳偉兒). The persons elected shall hold office for life unless they vacate in terms of Article 46 herein.
34. The Chairman may preside at all meetings of the Church.
35. The Honorary Treasurer shall deputise for the Chairman in the latter's absence.
36. The Honorary Secretary shall keep all records, except financial, of the Church, and shall be responsible for their correctness. He shall keep minutes of all general and Council meetings.
37. The Honorary Treasurer shall keep all funds and collect and disburse all moneys on behalf of the Church and shall keep an account of all monetary transactions, and shall be responsible for their correctness. All moneys received by the Honorary Treasurer shall be paid into bank to be decided by the Council. The Honorary Treasurer may be authorised by the Council to have an amount of petty cash for sundry expenses.

38. The Council shall be the supreme authority of the Church when the general meeting is not being held.

NOMINATION AND ELECTION OF MEMBERS OF THE COUNCIL

39. Subject to Article 46 herein, election of the Members of the Council when necessary is to take place at any general meeting of the Church in accordance with the regulations stated below:—
- (a) One month before the general meeting, the Council shall nominate a list of persons to new Members of the Council and the same shall be sent to each of the registered members.
 - (b) On receipt of the list mentioned in (a) above, any member who is disagreeable with any proposed person in the list may, not later than two weeks before the date of general meeting, lodge his objection at the registered office of the Church.
 - (c) On receipt of the objection and after due consideration thereof, the Council may or may not nominate another person in place of the one being objected.

DUTIES AND POWERS OF THE MEMBERS OF THE COUNCIL

40. The Members of the Council shall meet not less than once every six months for the dispatch of business, adjourn, and otherwise regulate their meetings, as they think fit and determine the quorum necessary for the transaction of business. Until otherwise determined, three quarters of the Members for the time being of the Council shall constitute a quorum. Questions or resolutions arising at any meeting shall be decided unanimously by Members of the Council present at the meeting. A Member of the Council may, and the Honorary Secretary on the requisition of a Member of the Council shall, at any time summon a meeting of the Council.
41. The Council shall be responsible for:—
- (a) setting up policies of the Church;
 - (b) executing or implementing the matters decided in the general meetings;
 - (c) running of the Church;
 - (d) appointing preacher and other workers, and fixing their salaries and the areas of their duties;
 - (e) approving applications for membership;
 - (f) managing the financial affairs of the Church
 - (g) framing by-laws for the running of the Church ;and

- (h) furnishing an annual report which shall include a financial statement and a financial budget.
- 42. The Council shall be entrusted with the general management and carrying on of business of the Church, and shall have full power to do all such acts and things and enter into all such contracts and engagements on behalf of the Church as it may consider necessary or desirable and may also appoint and remove or suspend any preachers, officers, clerks, accountants, agents, servants and to other employees.
- 43. The Council in addition to the powers and authorities by these Articles or otherwise expressly conferred upon them may exercise all such powers and do all such acts and things as may exercised or done by the Church in General Meeting subject nevertheless to provisions of the Companies Ordinance (Chapter 32), to these Articles, and to any regulations from time to time made by the Church in General Meeting, provided that no such regulation so made shall invalidate any prior act of the Council which would have been valid if such regulation had not been made.
- 44. Without prejudice to the general powers conferred by the preceding Articles and the other powers conferred by these Articles, it is hereby expressly declared that the Council shall have the following powers, that is to say, power:-
 - (a) To pay the costs, charges and expenses preliminary and incidental to the promotion, formation, establishment and registration of the Church.
 - (b) To purchase or otherwise acquire for the Church or sell or otherwise dispose of any property, rights or privileges which the Church is authorised to acquire at such price and generally on such terms and conditions as they shall think fit.
 - (c) To engage, dismiss and fix the salaries or emoluments of the employees of the Church.
 - (d) To institute, conduct, defend, compromise or abandon any legal proceedings by or against the Church or its officers, or otherwise concerning the affairs of the Church, and also to compound and allow time for payment or satisfaction of any debts due to, and of any claims or demands by or against the Church.
 - (e) To refer any claims or demands by or against the Church to arbitration and observe and perform the awards.
 - (f) To make and give receipts, releases and other discharges for moneys payable to the Church, and for claims and demands of the Church.
 - (g) To invest, lend or otherwise deal with any of the moneys or property of the Church in such manner as they think fit having regard to the Church's Memorandum of Association and from time to time to vary or realise any such investment.

- (h) To borrow money on behalf of the Church, and to pledge, mortgage, charge or hypothecate any of the property of the Church.
 - (i) To open current and saving accounts with any bank or banks for the Church and to advance any money to the Church with or without interest and upon such terms and conditions as they shall think fit.
 - (j) To enter into all such negotiations and contracts, and rescind and vary all such contracts, and execute and do all such acts, deeds and things in the name and on behalf of the Church as they may consider expedient for, or in relation to, any of the matters aforesaid, or otherwise for the purposes of the Church.
 - (k) To sell, improve, manage, exchange, lease, let, mortgage, charge or turn to account all or any part of the land, property, rights and privileges of the Church.
 - (l) From time to time provide for the management of the affairs of the Church abroad in such manner as they think fit, and in particular to appoint any persons to be the attorneys or agents of the Church with such powers (including power to sub-delegate) and upon such terms as they think fit.
 - (m) From time to time to make, vary or repeal rules any by-laws for the regulation of the business of the Church, its officers and servants.
 - (n) To delegate any or all of the powers herein to any member of the Council or other person or persons as the Council may at any time think fit.
 - (o) To appoint any person or persons to be the preacher or preachers or other office bearer or bearers of the Church either for a fixed term or without any limitation as to the period for which they are to hold such office in such terms remuneration Or other benefits as the Council shall think fit.
45. In case the office of the Chairman becomes vacant the Honorary Treasurer shall become the acting Chairman until the Council elect among themselves a new Chairman.

DISQUALIFICATION OF MEMBERS OF THE COUNCIL

46. The office of Member of the Council shall be vacated in the following events:—
- (a) If the Member should be absent from the regular meetings of the Council for twelve months without having given any reasonable excuse in writing to the Council at the earliest opportunity, the office of such Member shall be vacated; or
 - (b) If he has been convicted by a court of law of an offence involving moral turpitude which in the opinion of The Council justifies removal from

office or if he is leading a life that in the opinion of the Council renders him no longer able to bear testimony as a Christian or if he has in the opinion of the Council failed to observe any of the statement of faith, regulations or by laws of the church or if his behaviour or conduct has been in the opinion of the Council dishonourable or improper or injurious to the interest, benefit, character, or good name of the Church AND he shall either have failed to give satisfactory reason as to why he should not be removed from office or shall have rejected or disobeyed the advice calling for repentance given by the Council AND by a resolution passed by a three quarters of the other members for the time being of the Council for such removal; or

- (c) If he is found lunatic or becomes of unsound mind; or
- (d) If by notice in writing to the Church he resigns his office; or
- (e) If he becomes prohibited from being a Member of the Council by reason of any order made under Section 275 of the Ordinance; or
- (f) If he ceases to be a member of the Church.

PROVIDED THAT in case of all Members of the Council vacate their offices the Church may by ordinary resolution nominate and elect an adhoc committee to prepare for the nomination and election of new Council Members to be held at the next extraordinary general meeting of the Church.

APPOINTMENT OF ELDERS & DEACONS

- 47. (a) Any members of the Church may be appointed to be Deacon or Elder of the Church by the Chairman of the Council. The aforesaid appointment shall be made by the laying of hands at a congregational meeting on Sunday specially convened for such purpose.
- (b) Any Deacon or Elder so appointed shall cease to be the same if he ceases to be member of the Church.

ACCOUNTS

- 48. The Council shall cause proper books of account to be kept with respect to:–
 - (a) all sums of money received and expended by the Church and the matters in respect or which such receipts and expenditure take place;
 - (b) all sales and purchases of goods, lands and other things whatsoever by the Church; and
 - (c) the assets and liabilities of the Church.
- 49. At the Annual General Meeting in every year the Council shall lay before the

members a proper Income and Expenditure Account for the period since the last preceding account made up to a date not more than nine months before such meeting, together with a proper Balance Sheet made up as at the same date. Every such Balance Sheet shall be accompanied by proper reports of the Council and Auditors, and copies of such account, Balance Sheet and Report and of any other documents required by law to be annexed or attached thereto or to accompany the same shall not less than seven clear days before the date of the Meeting be sent to the Auditors and to all other persons entitled to receive notices of General Meeting.

AUDIT

50. Auditors shall be appointed and their duties regulated in accordance with Sections 131,140 and 141 of the Ordinance.

ALTERATIONS TO ARTICLES

51. The Articles shall not be altered except by a special resolution at a General Meeting.

THE SEAL & CHEQUES

52. The seal of the Church shall not be affixed to any instrument except by the authority of a resolution of the Council, and in the presence of the Chairman or such other members of the Council as the Council may appoint for the purpose; and the Chairman or such other members of the Council as aforesaid shall sign every instrument to which the seal of the Church is so affixed in their presence.
53. Unless otherwise determined by the Council, all cheques, bills of exchange, promissory notes and other negotiable instruments issued or required, to be signed, endorsed or accepted or otherwise negotiated by the Church shall be signed by two Members of the Council appointed by the Council.

NOTICES

54. A notice may be given by the Church to any member either personally or by sending it by ordinary post to his registered address, or (if he has no registered address within Hong Kong) to the address, if any, within Hong Kong supplied by him to the Church for the giving of notices to him.
55. When a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing, prepaying, and posting a letter containing the notice, and to have been effected at the expiration of twenty-four hours after the letter containing the same is posted.
56. Provided that a notice addressed generally "to all members" of the Church and posted once on the notice board of the Church on any Sunday shall be deemed to be well served on them at the expiration of forty-eight hours after it is so posted up.

57. Notices of every general meeting shall be given in the same manner hereinbefore authorized to (a) every member except those members who (having no registered address within Hong Kong) have not supplied to the church an address within Hong Kong for the giving of notices to them, and (b) the auditors for the time being of the Church. No other persons shall be entitled to receive notices of general meetings.

WINDING UP

58. The provision of Clause 7 of the Memorandum of Association relation to the winding up or the dissolution of the Church shall have effect and be observed as if the same are repeated in these Articles.

Exclusion

59. The Seventh Schedule to the Companies Ordinance (Chapter 32) shall not apply to this Church of charitable organization.

Secretary

60. The first Secretary of the Company shall be SHEEN FRIENDSHIP LIMITED who may resign from this office upon giving notice to Company of such intention and such resignation shall take effect upon the expiration of such notice or its earlier acceptance.

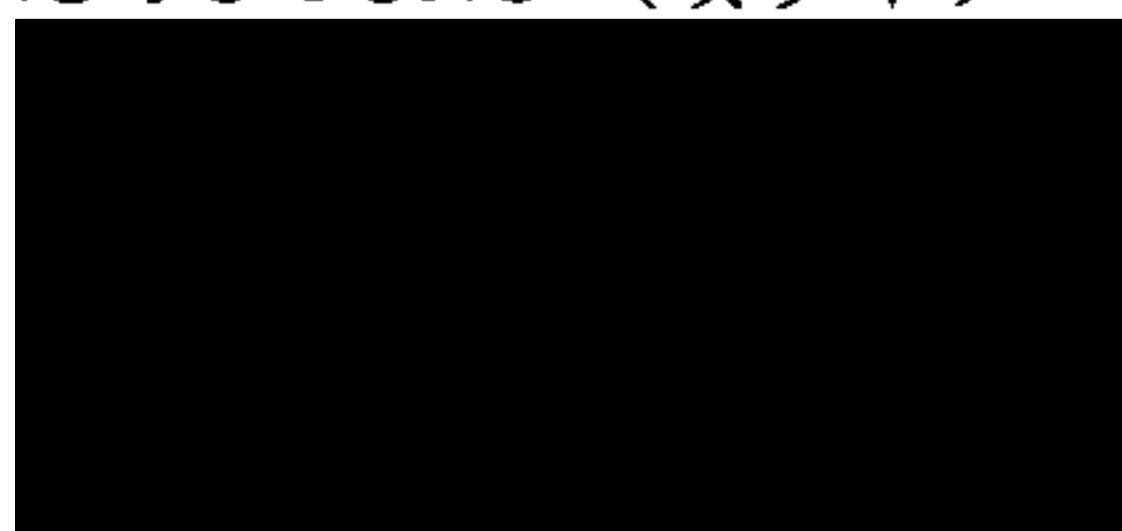
Basis of Belief

61. (a) The unity of the Holy Father, Holy Son, and Holy Spirit in the Godhead.
- (b) The sovereignty of God in creation, revelation, redemption and final judgment.
- (c) The divine inspiration and entire trustworthiness of the Holy Scripture, as originally given and its supreme authority in all matters of faith and conduct.
- (d) The universal sinfulness and guilt of all men since the Fall, rendering them subject to God's wrath and condemnation.
- (e) That Jesus was tempted like we are, but that He never committed sin and believers can follow Jesus' footsteps and live their personal lives in victory over sin.
- (f) The bodily resurrection of the Lord Jesus Christ from the dead and His ascension to the right hand of God the Father.
- (g) The presence and power of the Holy Spirit in the work of regeneration.
- (h) The forgiveness of sins through Jesus' death.

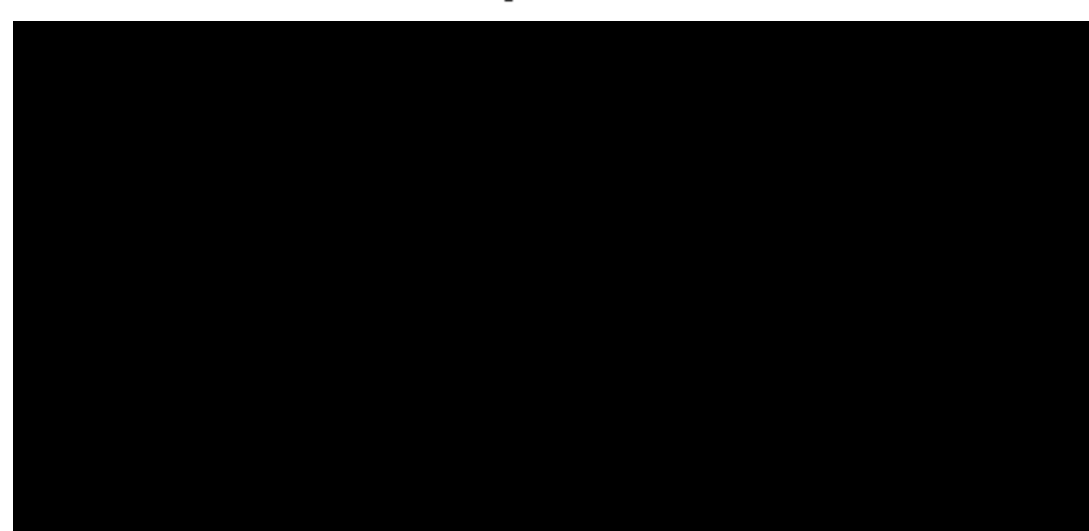
- (i) The gift of eternal life through Jesus Christ.
- (j) The indwelling and work of the Holy Spirit in the believer.
- (k) The one Holy Universal Church which is the Body of Christ.
- (l) The expectation of the personal return of the Lord Jesus Christ.

Names, Addresses and Descriptions of Subscribers

(Sd.) WONG PO FUNG
WONG PO FUNG (黃步峯)



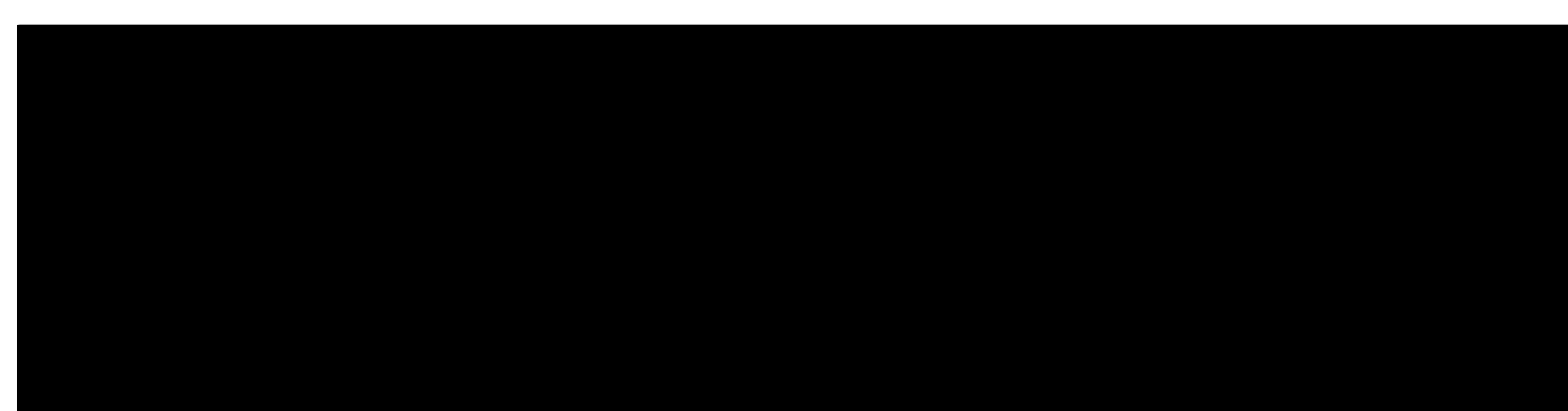
(Sd.) CHAN WAI YEE, KENT
CHAN WAI YEE, KENT (陳偉兒)



(Sd.) WONG JAK WALL
WONG JAK WALL (黃植和)

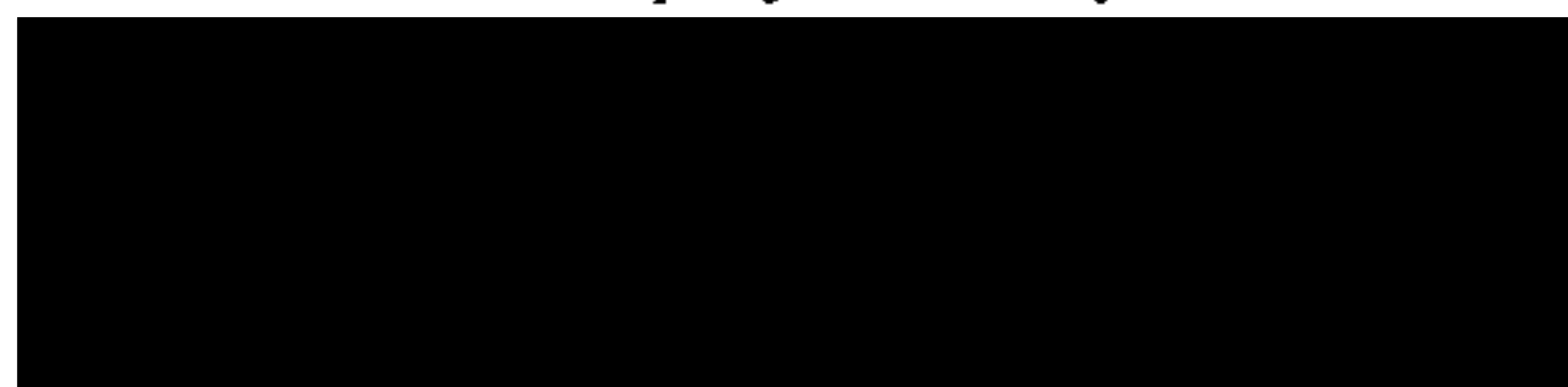


(Sd.) HENRIK MELDGAARD CHRISTENSEN
HENRIK MELDGAARD CHRISTENSEN

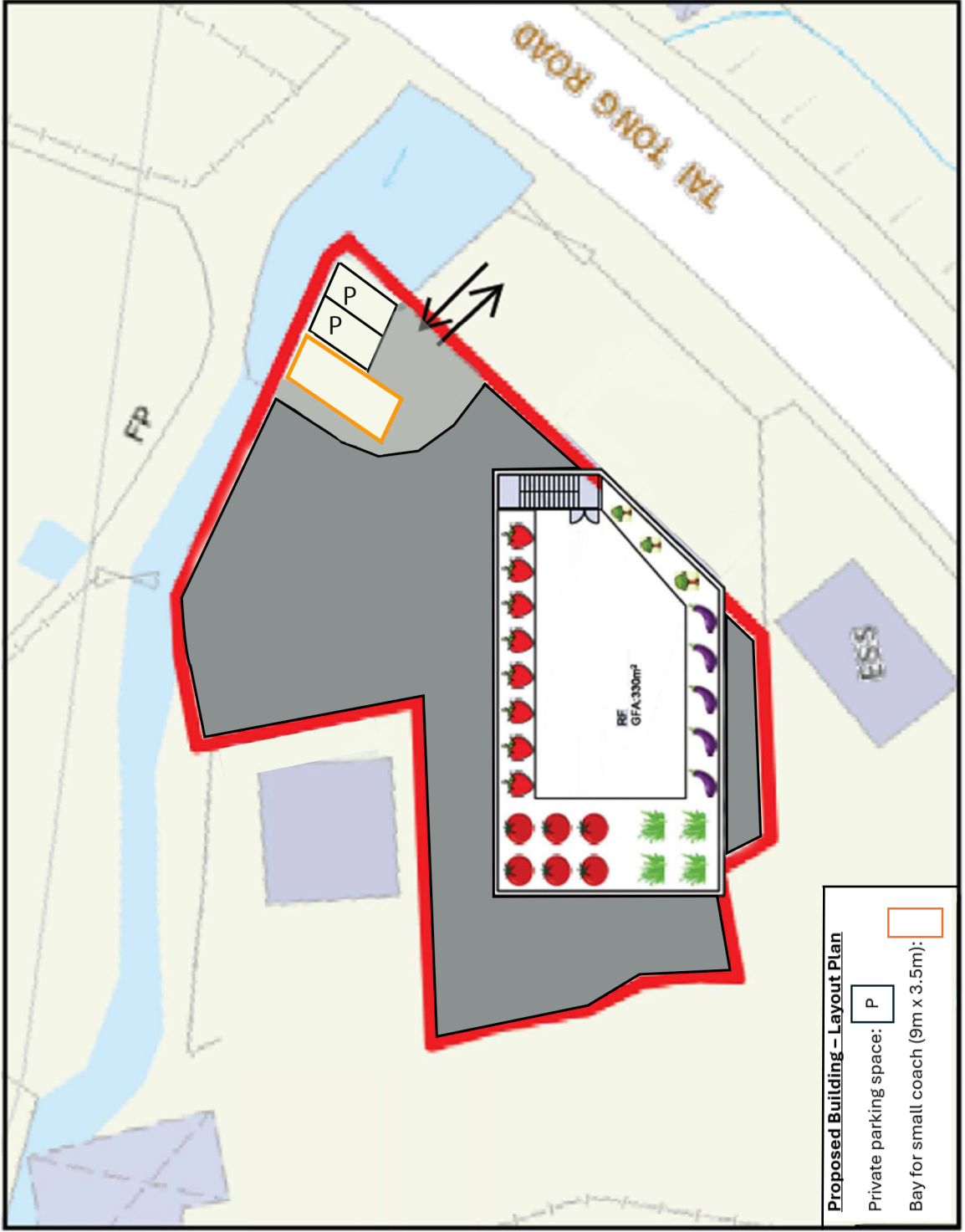


Dated the 9th day of March, 2004.
WITNESS to the above signature(s):

AU HUNG KWAN
Company Secretary

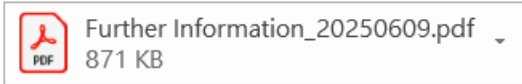


Attachment 3



寄件者: [REDACTED]
寄件日期: 2025年06月10日星期二 11:20
收件者: tpbpd/PLAND
副本: [REDACTED] Momo Hei Ching CHOW/PLAND; Eva Ka Yan TAM/PLAND
主旨: RE: A/YL-TT/702 (Departmental Comments)
附件: Further Information_20250609.pdf

類別: Internet Email



STRICTLY PRIVATE & CONFIDENTIAL

Secretary, Town Planning Board

BY EMAIL

15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Re: Application for Permission
under Section 16 of the Town Planning Ordinance for
Section C of Lot No. 1237 and The Remaining Portion of Lot No. 1236
in Demarcation District No.117
(Application No: A/YL-TT/702)

Dear Sirs,

We refer to the email from Planning Department dated 5 June 2025, in relation to the further departmental comment on the captioned matter (the “**Departmental Comment**”).

Kindly refer to the attached for our further response to the Departmental Comment for your further consideration.

Should you have any queries, please feel free to contact our Mr. Kenneth Chan at + [REDACTED]
[REDACTED] or Mr. Edwin Wong at [REDACTED]

Thank you.

DKM Christian Fellowship Limited



DKM Christian Fellowship Limited

Charity No. IR 91/7223

Date: 9 June 2025

STRICTLY PRIVATE & CONFIDENTIAL

Secretary, Town Planning Board

BY EMAIL

15/F, North Point Government Offices

333 Java Road, North Point

Hong Kong

Re: Application for Permission
under Section 16 of the Town Planning Ordinance for
Section C of Lot No. 1237 and The Remaining Portion of Lot No. 1236
in Demarcation District No.117
(Application No: A/YL-TT/702)

Dear Sirs,

We refer to the email from Planning Department dated 5 June 2025, in relation to the further departmental comment on the captioned matter (the “**Departmental Comment**”). Unless otherwise defined herein, capitalised terms used in this submission shall have the same meanings as those defined in our planning statement (“**Planning Statement**”).

Set out below are our responses to the Departmental Comment for your further consideration.

Departmental Comment	Response
1. Comments from the the Urban Design & Landscape Section (UD&L, PlanD)	
According to the section 1.13 of “Planning Statement”, it is noted that “ <i>not less than 300m² on the rooftop (approximately 91% of the rooftop area) will be used for planting, farming and agriculture purpose</i> ”. However, the planting area shown in the layout plan of “Attachment 2” does not seem to cover 91% of the rooftop area.	Kindly refer to the enclosed Attachment for the revised layout plan for your further consideration.
We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)”.	

Should you have any queries, please feel free to contact our Mr. Kenneth Chan at +

or Mr. Edwin Wong at

Yours faithfully

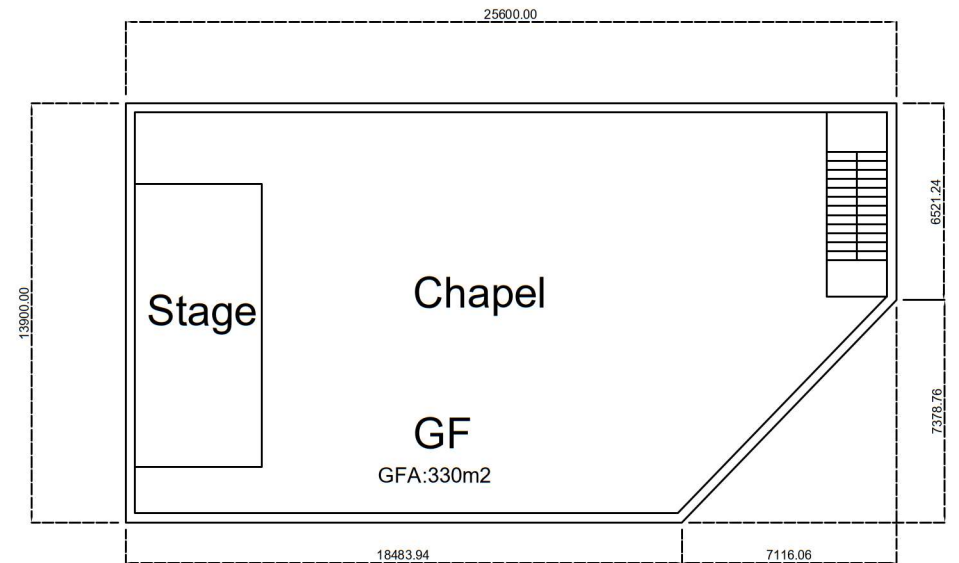
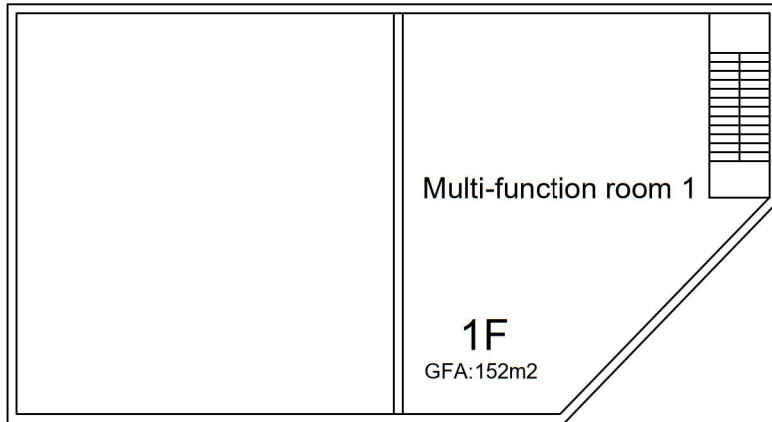
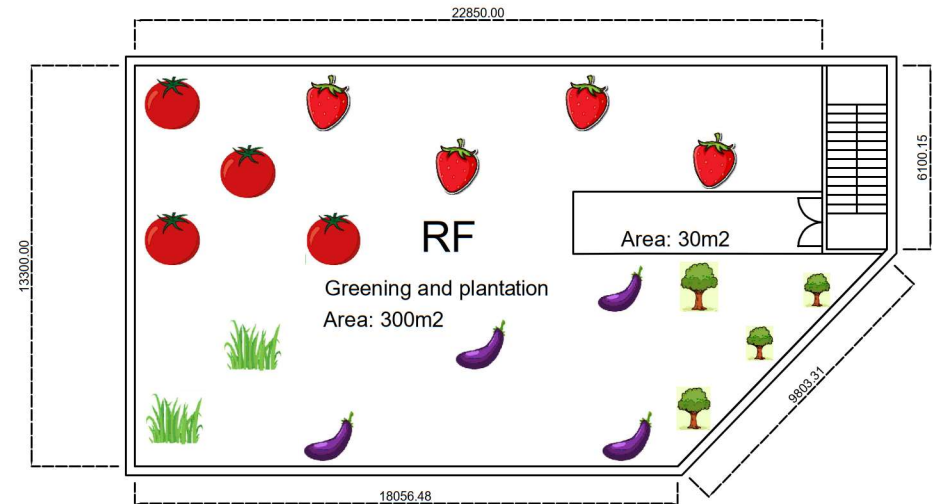
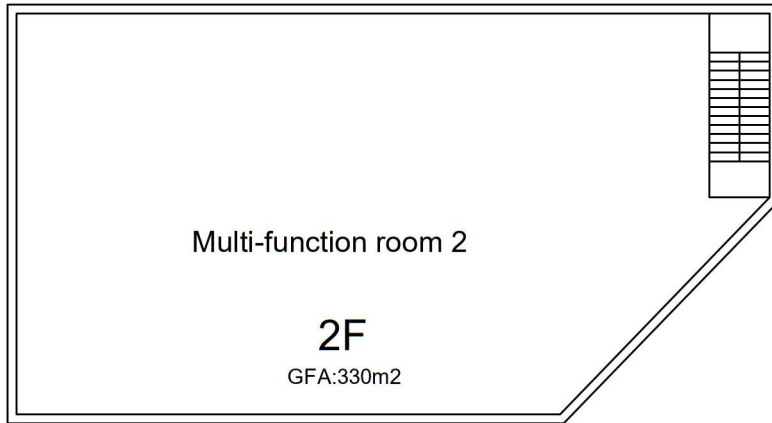
For and on behalf of
DKM Christian Fellowship Limited

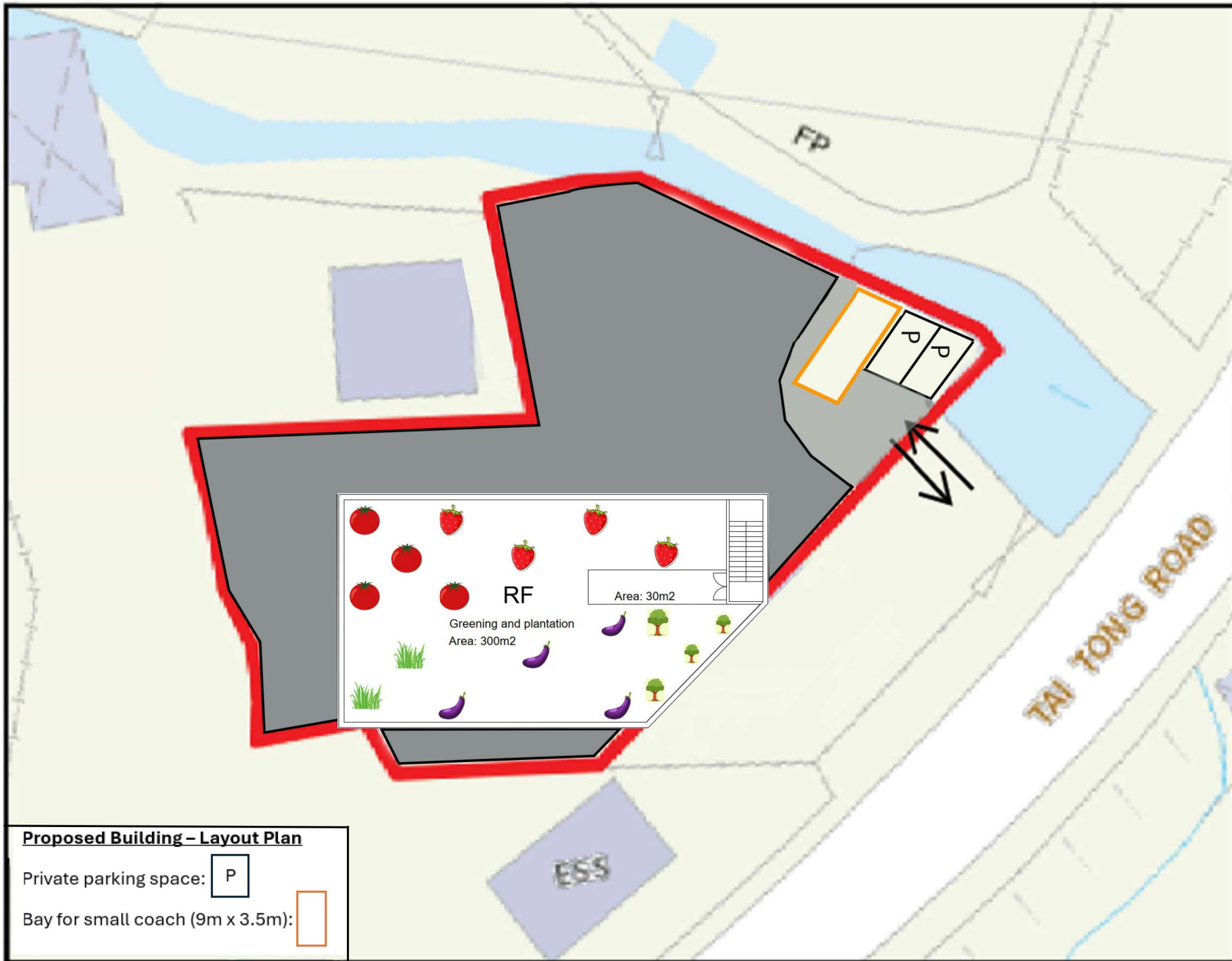
A handwritten signature in blue ink, appearing to be 'JW', is written above a horizontal line.

Name: Wong Jak Wall
Position: Director

Encl.

Attachment





寄件者:
寄件日期: 2025年09月03日星期三 14:33
收件者: tpbpd/PLAND; tpbpd/PLAND
副本:
主旨: Further information (Application No: A/YL-TT/702)

STRICTLY PRIVATE & CONFIDENTIAL

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

BY EMAIL

Re: Application for Permission
under Section 16 of the Town Planning Ordinance for
Section C of Lot No. 1237 and The Remaining Portion of Lot No. 1236
in Demarcation District No.117
(Application No: A/YL-TT/702)

Dear Secretary of Town Planning Board,

We refer to the captioned application. Unless otherwise defined herein, capitalised terms used in this submission shall have the same meanings as those defined in our planning statement (“**Planning Statement**”).

We wish to provide the following further information for your consideration:

1. The proposed usage of the Site will be for Christian worshipping and related activities. The aforesaid related activities include bible studies and bible sharing sessions.
2. Each worshipping session will be around 3 to 4 hours.
3. Generally there may be 1 to 2 volunteers at the Site to do cleaning and carry out maintenance of the Site from time to time (generally between 9am to 9pm).
4. We bought the Site in 2004. The "worshipping activities" have started in around 2009/ 2010.
5. We will separate the Site from the lots DD 117 1232 S.B, DD117 Lot 1234 and DD117 Lot 1237 RP (which are adjacent to the Site) with fencing.
6. The major reasons that we wish to apply for a permanent use/development under section 16 of the Town Planning Ordinance (as opposed to a temporary use/development) are as follows:

- a) we are a long established Christian organisation in Hong Kong and a charitable institution registered under section 88 of the Inland Revenue Ordinance (Cap 112) since 2004. We intend to use the Site in a sustainable manner in the future (for at least another 20 years). Whilst a temporary use/develop of land is generally for a period not exceeding 3 years, which may not be able to meet our long-term need. Hence, having a permanent building (as opposed to a temporary structure) is in line with our long-term commitment;
 - b) as mentioned in paragraph 5.3 of our Planning Statement, we have received two warning letters from the Yuen Long Lands Department in relation to unauthorized structure(s), i.e. the Temporary Structure erected on the Site, in March and May 2024, respectively. In order for us to continue to serve the local Christian community and further our ministry, it is necessary for us to regularize the current use by submission of this Application. We wish to regularize and legalize the current usage in compliance with all the relevant law and regulation once and for all;
 - c) we intend to build a permanent worshipping center that complies with the all the applicable laws and regulations, including, among others, building, fire and safety regulations. Considering the capital and resources to be invested into the project, a permanent land use change would be more sensible. A temporary land conversion may not allow us to achieve this purpose. Further, permanent structures are typically built to higher safety standards and are more durable against weather conditions, ensuring a safe environment for the worshippers;
 - d) it would allow us to better utilize our resources and devise a plan for the church. Applying for temporary use/development would require us to renew/ reapply to Town Planning Board every 3 years for approval, which would create uncertainty for our commitment;
 - e) a permanent building reflects a long-term commitment to the local community and provides stability for worshippers, fostering a sense of belonging to the users; and
 - f) according to the Notes of the OZP, “Religious Institution (not elsewhere specified)” is a Column 2 use within the “AGR” zone. Hence, a permanent Christian Worshipping Center aligns with the town planning goals and zoning regulations.
7. The Proposed Building is proposed to have 3 storeys (as opposed to two storeys of the Temporary Structure) mainly for the following reasons:
- a) We have experienced that the current Temporary Structure, which has been in place a long time ago, not being able to meet all our needs, particularly rooms that provide more privacy. A three-story building provides more space for small group bible study to be conducted simultaneously; and
 - b) A three-story building is a long-term commitment with a capacity to serve the community for many years in the future, hence reducing the need for future expansions or renovations.
8. There is a public toilet approximately 100 meters away from the Site, the worshippers can make use of the public toilet facility in an easy manner.
9. We refer to paragraph 1.16 of the Planning Statement, the community services means bible studying and worshipping.
10. We attach herewith an updated photomontage for your consideration.

Should you have any queries, please feel free to contact our

Yours faithfully,

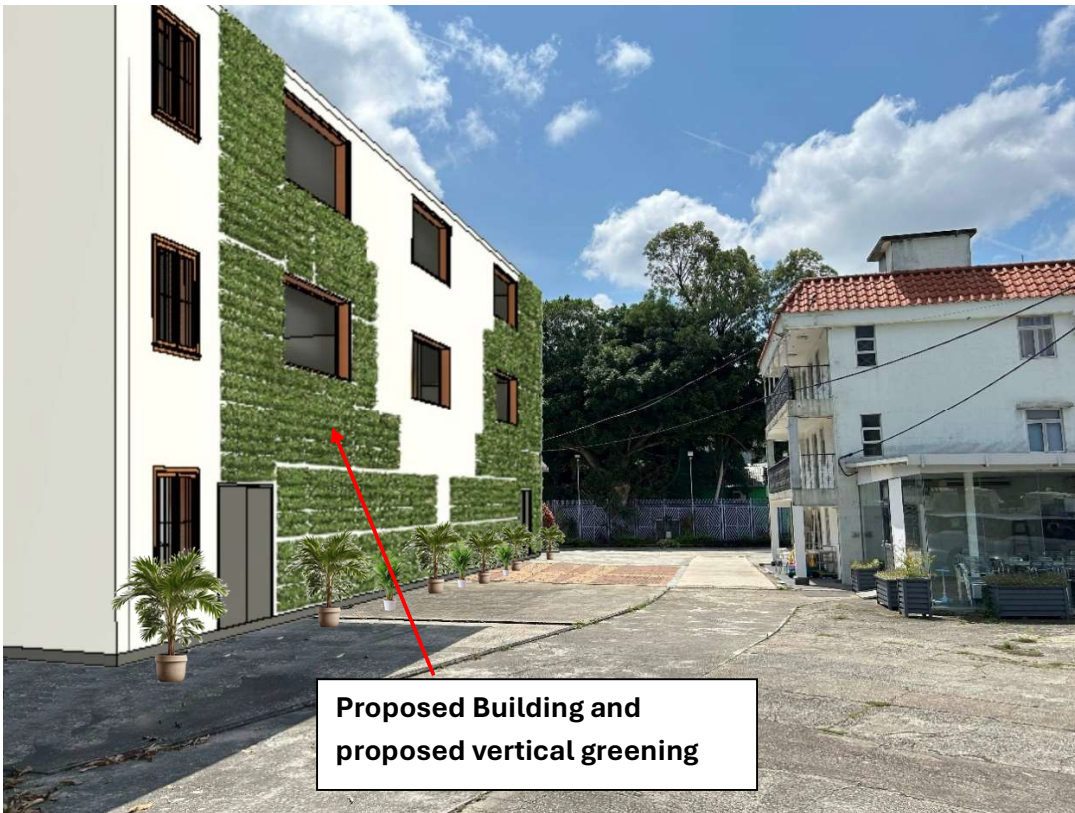
For and on behalf of
DKM Christian Fellowship Limited

Attachment 1
Existing Condition of the Site and Proposed Development



**Existing Temporary Structure
and Peripheral Soft Shrub**

**Existing 3-storey Small House
(Owned by the Applicant, but not within
the Site under application)**



**Proposed Building and
proposed vertical greening**



Existing Temporary Structure and existing peripheral soft shrub planter



Proposed Building and proposed greening on the roof top (including vegetable, flowers and herbs)

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/DPA/YL-TT/52	Residential Development	17.6.1994 [Ceased to have effect on 17.6.1996]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-03-25 星期二 02:50:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/702 DD 117 Tai Tong Road DKM Church

A/YL-TT/702

Lots 1236 RP and 1237 S.C in D.D. 117, Tai Tong Road, Yuen Long

Site area: About 953sq.m

Zoning: "Agriculture"

Applied development: Religious Institution (Christian Worshipping Centre) / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. There is no previous approval but the DKM Christian Fellowship Limited has been using the site for its operations for at least 10 years. Has any enforcement action been taken?

So not only are brownfield operators abusing the regulations, here we have a religious institution openly flaunting them. It then has the gall to state that:

*"We fully realise the need of our society to build up and sustain a mutually caring and **righteous culture**, especially among the young generation. We also understand the importance of having a safe place with a healthy environment where teenagers and children in the local community can gather and learn about caring of people, love, **respect and righteousness** as well as the commandments of God, and become a good citizen. This will help to promote positive life attitude and spiritual development of the youths and children in our society."*

The proposed development will be a permanent structure. This indicates that the correct procedure is to apply for a change in zoning to 'GIC' via a S.12 application.

Approval of this application would encourage other religious operations to follow the "Destroy to Build" route to development.

Mary Mulvihill

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) there is/are unauthorized structure(s) and/or uses on the private lots which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (iii) the lot owner(s) will need to apply to LandsD to permit the structure(s) to be erected or regularize any irregularities on site. If the Religious Institution (Christian Worshipping Centre) use is temporary in nature, the applicant has to apply for a Short Term Waiver (STW) on the private land. If the Religious Institution (Christian Worshipping Centre) is intended for permanent use, the applicant has to apply for a land exchange. Applications of any of the above will be considered by LandsD acting in the capacity as the landlord and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including amongst others the payment of waiver fee, administrative fee or premium, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport:
 - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note that comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) HyD should not be responsible for the maintenance of any access connecting the Site with Tai Tong Road;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) to implement appropriate pollution control measures to minimise any potential environmental impacts during the construction of the project. Reference could be made to relevant publications/guidelines including the Recommended Pollution Control Clauses for Construction Contracts (available at: http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage';

- (ii) to avoid the use of public announcement system, portable loudspeaker or any form of audio amplification system at the Site;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater if any waste/wastewater are generated from the proposed use in the future. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - (iv) to keep windows/doors closed during indoor religious activities, with the provision of air-conditioning; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected by the proposed use;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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 (e.g. a restaurant, a fresh provision shop, etc). A Fresh Provision Shop Licence will be required in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. In case that the farm product sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (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;
 - (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Under the Places of Public entertainment (PPE) Ordinance (Cap. 172), public entertainment means any entertainment within the meaning of this Ordinance to which the general public is admitted with or without payment. 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 PPE 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, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dancy party 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;
- (g) to note the comments of the Director of Fire Services that:
- (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) it is noted that one structure is included in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBWs) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) if the existing structures are erected on leased land without the approval of the Building Authority, they are UBWs under the BO and should not be designated for any applied use under the captioned application;
 - (v) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;

- (i) to note the comment of Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:

the applicant is reminded to submit the proposed building works to BD for approval as required under the provisions of BO; and

- (j) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.