

This document is received on 2025-10-03
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon 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 / FSS / 302
	Date Received 收到日期	2025 -10- 03

- 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)

Evangelical Free Church of China Yan Fook Church Limited

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)

DeSPACE (International) Limited

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)	Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling, New Territories; Fanling Sheung Shui Town Lot No. 193
(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 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 586 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)	 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 Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	Vacant (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 at29/09/2025..... (DD/MM/YYYY), this application involves a total of1..... "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 23/09/2025 (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 17/09/2025 (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所用途，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	About 586 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Religious Institution (Church) (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	1	Number of units involved 涉及單位數目	1
(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 586 sq.m 平方米		☒ About 約
	Total 總計 586 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
	G/F	Vacant	Religious Institution (Church)

(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☐ 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

☐ About 約☐ Filling of land 填土

Area of filling 填土面積 sq.m 平方米

☐ About 約

Depth of filling 填土厚度 m 米

☐ About 約☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米

☐ About 約

Depth of excavation 挖土深度 m 米

☐ About 約

(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

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

(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 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 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
..... 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

政府、機構或社區設施

(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)

.....

.....

.....

☐ 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)

.....

.....

.....

☐ 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

..... 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]
.....		
.....		
.....		
.....		
.....		

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

.....

.....

.....

.....

.....

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)

February 2026

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

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)) <u>Yat Ming Road</u> ☐ 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 _____ 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) _____ _____ _____ ☒

9. Impacts of Development Proposal 擬議發展計劃的影響

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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (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) (請用地盤平面圖顯示有關土地／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) ☐ Diversion of stream 河道改道 ☐ 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 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☒																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the attached supplementary planning statement..... 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																													

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 attached supplementary planning statement.

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

CHENG SHING TAI, ENDY.....

Senior Town Planner.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 (No. 422)

Others 其他 Charactered Member of RTPI

on behalf of
代表

DeSPACE (International) Limited

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

Date 日期

29/09/2025

(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	Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling, New Territories		
Site area 地盤面積	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 Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途／發展	Proposed Religious Institution (Church)		
(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	586 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	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	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)
	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	% ☐ About 約	
(v) No. of units 單位數目	1	
(vi) Open space 休憩用地	Private 私人	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 Private Car Parking Spaces 私家車車位 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 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
<u>Plans and Drawings 圖則及繪圖</u>		
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, Accessibility Plan, Site Plan		
<u>Reports 報告書</u>		
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

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。

此為空白頁。
This is a blank page.



DeSPACE (International) Limited

Date: 30th September 2025

BY HAND & EMAIL

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

Dear Sir/Madam,

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

**PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT SHOP G1B OF DAWNING VIEWS
SHOPPING PLAZA, NO. 23 YAT MING ROAD, FANLING, NEW TERRITORIES**

DeSPACE (International) Limited acts on behalf of the Applicant, the **Evangelical Free Church of China Yan Fook Church Limited** to prepare and submit this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for a Proposed Religious Institution (Church) at Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling, New Territories.

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB.

- [1] 1 signed original copy of Section 16 Application Form including particulars of Applicant and Authorized Agent;
- [2] 4 hard copies of the Supplementary Planning Statement;
- [3] 1 Authorization Letter signed by the Applicant;
- [4] 1 proof of giving Notification to the Current Land Owner; and
- [5] 1 proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

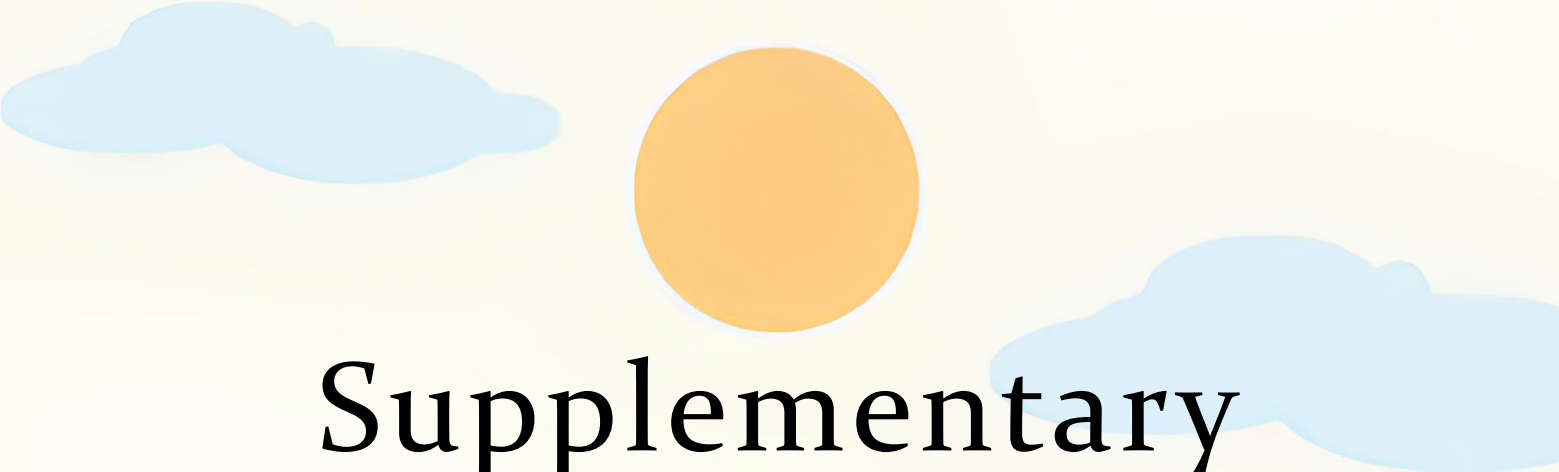
Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kenji Wong at [REDACTED] or the undersigned at [REDACTED].

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

pp. [Signature]

Greg Lam





Supplementary Planning Statement

Proposed Religious Institution (Church)
at Shop G1B, Dawning Views Shopping Plaza,
No.23 Yat Ming Road, Fanling, N.T.

Section 16 Planning Application
September 2025

Applicant

Evangelical Free Church of China
Yan Fook Church Limited

Planning Consultant

DeSPACE (International) Limited



Executive Summary

This Planning Statement is submitted on behalf of Evangelical Free Church of China Yan Fook Church Limited (the "Applicant") in support of a proposed Religious Institution (Church) (the "Proposed Development") at Shop G1B, Dawning Views Shopping Plaza, located at No. 23 Yat Ming Road, Fanling, New Territories (the "Subject Premises"). The application seeks the Town Planning Board's ("TPB") approval under Section 16 of the Town Planning Ordinance.

The Subject Premises is situated within the "Residential (Group A)" ("R(A)") zone as defined in the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 (the "OZP"). According to the OZP Notes, the use of "Religious Institution" is a Column 2 use requiring planning permission from the TPB.

The Subject Premises, which is currently vacant, forms part of Dawning Views Shopping Plaza – a commercial podium underpinning 12 residential towers in a composite development. The Applicant proposes to establish a multifunctional assembly hall with a capacity of up to 200 people, designed to facilitate worship, fellowship, and community programs. Complementary office, eating, and retail areas will support the church's operations and outreach activities.

The proposal is justified mainly on the following grounds:

- The Proposed "Religious Institution (Church)" use is compatible with the land uses in the Dawning Views Shopping Plaza and the surroundings, which are predominately non-domestic uses;
- There are similar approved applications for "Religious Institution" use within the R(A) zone, demonstrating that it is not incompatible with the surrounding land use and is unlikely to cause adverse impacts;
- The size, layout, and location of the Subject Premises are well-suited for expanding the Applicant's Christian faith services, aligning with the Applicant's ongoing mission to provide social welfare and promote Christianity, thereby creating a positive impact on the local community; and
- The Proposed Development would not result in insurmountable traffic and fire safety impact to the surroundings.

In view of the above justifications, the Applicant sincerely requests the TPB's favourable consideration and approval of this planning application.

行政摘要

此規劃綱領謹代表中國基督教播道會恩福堂有限公司（申請人）為位處新界粉嶺一鳴路 23 號牽晴間購物廣場 G1B 舖（該處所）用作擬議宗教機構（教堂）（該擬議發展）的規劃申請而擬備，並希望根據《城市規劃條例》第 16 條得到城市規劃委員會（城規會）的規劃許可。

該處所位於粉嶺／上水分區計劃大綱草圖編號 S/FSS/28（該大綱核准圖）上的「住宅（甲類）」地帶。根據該大綱核准圖的《註釋》所述，「宗教機構」用途屬於第二欄用途，須先向城規會申請。

該處所位於牽晴間購物廣場（該商場）內，其上設有 12 座住宅樓宇，該綜合發展項目統稱為牽晴間。該處所現正空置。在本擬議發展中，該處所主要有一個最多可容納 200 人的禮堂，部分為該大綱核准圖准許的「辦公室」、「食肆」及「商店及服務行業」作為附屬用途。

該規劃申請的主要理據如下：

- 擬議的「宗教機構（教堂）」用途與該商場內的商業用途及毗鄰的土地用途相容，其最低三層一般用作非住宅用途；
- 過往有類似位於「住宅（甲類）」地帶的「宗教機構」用途申請獲批准，這表示該擬議用途與周圍的土地用途並非不兼容；
- 該處所無論在面積、間隔和位置方面均符合申請人擴展其基督教服務的需要，亦滿足到申請人一直秉承社會福利服務和推廣基督教的使命，其服務相信能有助裨益當地社區；以及
- 該擬議發展在交通及消防安全方面都不會對周圍環境造成不良影響。

有鑑於以上理據，敬希城規會支持本次的規劃申請。

（內容如與英文版本有任何差異，應以英文版本為準）

Contents

SECTION ONE INTRODUCTION.....	5
SECTION TWO SITE CONTEXT AND HISTORY	6
2.1 Site Context and Surrounding Land uses	6
2.2 Land Status	6
2.3 Accessibility	6
SECTION THREE PLANNING CONTEXT.....	7
3.1 Statutory Planning Context	7
3.2 Planning History.....	7
3.3 Similar Planning Applications.....	7
SECTION FOUR THE PROPOSED DEVELOPMENT.....	10
SECTION FIVE PLANNING AND TECHNICAL JUSTIFICATIONS	11
5.1 Compatible with the Composite Development and the Neighbourhood.....	11
5.2 A Strategic Location Empowering Ministry Expansion	11
5.3 Deepening Community Impact Through a Holistic Range of Services	12
5.4 No Adverse Traffic Impact.....	12
5.5 No Adverse Fire Safety Impact.....	12
SECTION SIX CONCLUSION.....	13

SECTION ONE | INTRODUCTION

- 1.1 DeSPACE (International) Limited submits this Section 16 planning application to the Town Planning Board ("TPB") on behalf of Evangelical Free Church of China Yan Fook Church Limited (the "Applicant"). The application seeks approval for the establishment of a Religious Institution (Church) (the "Proposed Development") at Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling, New Territories (the "Subject Premises"). The location of the Subject Premises is shown on **Figure 1**.
- 1.2 The Subject Premises is situated within the "Residential (Group A)" ("R(A)") zone as designated on the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 (the "OZP"). Under the OZP Notes, "Religious Institution" is a Column 2 use requiring TPB's planning permission.
- 1.3 The Subject Premises located on the ground floor of Dawning Views Shopping Plaza, which serves as a commercial podium below 12 residential towers, currently remains vacant. The Applicant proposes to establish an assembly hall with about 586m² capable of accommodating up to 200 people for worship, community gatherings, and related activities. The inclusion of office spaces, light refreshment facilities, and retail services are integral supporting features designed to complement the church's operations.
- 1.4 This Application reflects the Applicant's objective to extend its established Christian ministry and community services into the Fanling area, fostering spiritual growth and social cohesion within this vibrant, densely populated district. The Proposed Development strives to contribute positively to the social fabric of Fanling, providing accessible and inclusive community facilities that align with the planning framework of the "R(A)" zone.

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land uses

2.1.1 The Subject Premises occupies a portion of the ground floor in the two-storey Dawning Views Shopping Plaza (the "Plaza"), which primarily accommodates a variety of commercial uses including eateries, retail shops, and institutional uses, including tutorial schools, learning centres, and 2 religious institutions (i.e. Christian & Missionary Alliance Living Stones Alliance Church at Shop G19, G/F, and Assembly of God Grace Light Church at Shop 101B, 1/F). The Plaza serves as the commercial base for Dawning Views (the "Composite Development"), which features 12 residential towers above. Currently, the Subject Premises remains vacant.

2.1.2 The surrounding areas of the Composite Development have the following characteristics, including (**Figure 1**):

- a) to the north, a bicycle track that runs along with the MTR East Rail Line railway tracks;
- b) to the northwest, a commercial/residential development (i.e. Avon Park) comprising of 7 residential blocks atop of 2 storeys of podium with shops and services, and eating places;
- c) to the southeast, a secondary school (i.e. Fanling Government Secondary School) and an open space (i.e. Yat Ming Road Park); and
- d) to the south and southwest, 6 public housing blocks, a public vehicle park, a primary school, and a commercial block (i.e. Wah Sum Shopping Centre), forming Wah Sum Estate and King Shing Court.

2.1.3 It is observed that the surrounding environment has a harmonious mix of high-density residential uses complemented by non-domestic uses on the first three floors to meet local needs. 3 churches are situated in the close proximity of the Subject Premises, as illustrated in **Figure 1**.

2.2 Land Status

2.2.1 Dawning Views is held under Fanling Sheung Shui Town Lot No. 193. The Applicant is not a "current land owner" and they will rent the Subject Premises to operate the church. The Applicant has fully complied with the Town Planning Board Guidelines TPB PG-NO. 31B regarding owner's notification requirements under Section 16 of the Town Planning Ordinance. Reasonable steps have been taken to obtain consent from the sole 'current land owner'.

2.3 Accessibility

2.3.1 The Subject Premises enjoys excellent connectivity to public transport and pedestrian networks (**Figure 2** refers). Fanling MTR Station, serving the East Rail Line, is conveniently reachable within a 15-minute walking distance. Multiple bus and minibus stops on Yat Ming Road, located directly outside or opposite the Plaza, further providing easy access for worshippers and visitors of the Proposed Development.

- 2.3.2 Dawning Views offers car parking and loading/unloading facilities on the first floor and ground floor of the Plaza, available to residents and users of the Composite Development. Visitors arriving by private vehicle can reach the Subject Premises via escalators connecting the first floor and the ground floor. Additional parking is available at the nearby Wah Sam Estate Car Park. Both parking areas are conveniently accessible from Yat Ming Road (refer to **Figure 3** – Site Plan).
- 2.3.3 Situated within a predominantly residential development, the Subject Premises provides step-free access directly from Yat Ming Road. Alternative pedestrian routes include a footbridge linking the first floor of the Plaza to Avon Park and Fanling MTR Station, accessible via escalators connecting to the ground level, ensuring barrier-free, safe, and convenient access to the Subject Premises.
- 2.3.4 Of a particular note, the Subject Premises allows for independent access that does not require entry through the residential portions of the building (**Figure 3** refers). It is envisaged that the Proposed Development will not cause nuisance to the residents of the Composite Development.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Subject Premises falls within the zoning of “R(A)” on the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 (“OZP”). This zone is intended primarily for high-density residential development. According to the Notes for the “R(A)” zone, “Religious Institution” use is a Column 2 use which requires planning permission from the Town Planning Board.

3.2 Planning History

- 3.2.1 There are no previous planning applications nor records of illegal and/or unauthorized development at the Subject Premises and the Composite Development.

3.3 Similar Planning Applications

- 3.3.1 Precedent cases for the Proposed Development within the R(A) zone are well established through recent approvals of “Religious Institution” uses in similar mixed commercial-residential developments, as shown in **Table 1**.
- 3.3.2 In each approved case, it is recognized that such uses coexist compatibly with surrounding residential and commercial land uses. Key considerations supporting approval included the physical separation between religious institution uses and residential portions, often achieved through separated entrances, and the siting of the institutions on lower floors to minimise potential nuisance. These precedents demonstrate the land use compatibility of the Proposed Development to co-exist within the established planning framework and community setting of the Composite Development.

Table 1: Similar Approved Planning Applications in “R(A)” Zone

	Case No. (Approval Date)	Name of Religious Institution & Address	Applied Use	Key Considerations
1	A/TKO/130 (08.11.2024)	Christian & Missionary Alliance Sun Kei Alliance Church (基督教宣道會宣基堂), Shops 15 and 15A, Level 1, Bauhinia Garden Commercial Complex, 11 Tong Chun Street, Tseung Kwan O	Proposed Religious Institution (Church)	It is considered <u>not incompatible for the proposed church to coexist with other existing uses</u> in the subject building, which mainly comprise commercial and institutional facilities, as well as with the surrounding developments that are predominantly residential with commercial uses on the lower floors.
2	A/H15/287 (04.10.2024)	The Chinese Rhenish Church, Hong Kong Synod (中華基督教禮賢會香港區會), Shop C (Portion) and Shop D on G/F and 1/F, Happy View Building, Nos. 165-167 Main Street, Ap Lei Chau, Hong Kong	Proposed Religious Institution (Church)	- The Premises is provided with a direct access to Main Street, Ap Lei Chau through an exclusive entrance. <u>The residential floors above are served by separate entrances, staircases and lifts.</u> - The proposed religious institution is <u>considered not incompatible with other existing uses</u> in the non-domestic podium and the surrounding areas which are predominantly residential in character and intermixed with some commercial and G/IC uses.
3	A/YL/320 (02.08.2024)	Assemblies of God Holy Light Church (神召會聖光堂), 1/F (Part), Ho Shun Lee Building, 9 Fung Yau Street South, Yuen Long, New Territories	Proposed Religious Institution with Ancillary Shop and Services, Eating Place and Office	As the Premises is located on the 1/F of the commercial podium and has <u>a separated entrance from the residential portion</u> of the subject development at Fung Yau Street South, it is envisaged that the Church <u>will not cause nuisance to the residents</u> of the subject development.

	Case No. (Approval Date)	Name of Religious Institution & Address	Applied Use	Key Considerations
4	A/H8/440 (05.04.2024)	Shinnyo-En Hong Kong (香港真如苑), 2/F Commercial Podium of 2-4 Tin Hau Temple Road and 180 Tung Lo Wan Road, Tin Hau, Hong Kong	Proposed Religious Institution	- As the residential/commercial floors above are served by <u>separate entrances and lifts/escalators</u>, it is envisaged that the proposed use will not cause nuisance or inconvenience to the residents/tenants/users of the subject buildings. - The proposed religious institution is <u>considered not incompatible with other uses in the commercial portion and the surrounding areas</u> which are predominantly residential in character and intermixed with some commercial and G/IC uses and open space.
5	A/YL/297 (23.12.2022)	Assemblies of God Holy Light Church (神召會聖光堂), G/F (Part) and 1/F (Part), Ho Shun Lee Building, 9 Fung Yau Street South, Yuen Long, New Territories	Proposed Religious Institution with Ancillary Shop and Services, Eating Place and Office	- It is <u>considered not incompatible for the proposed religious institution with ancillary uses to be adjacent to predominantly residential developments</u>, shops and services, eating places, and a church on the lower podium floors. - It is considered not incompatible that the <u>proposed use will not cause nuisance to the residents of the domestic portion of the subject building</u>, as the premises situated at the commercial podium have <u>separate entrances from the road</u>.
6	A/TKO/124 (24.09.2021)	Faith Family Christian Church (基督教家信教會), Units B01 - B03, B05, B06, G02, G05, G05A and G13, B/F and G/F, Capri Place, 33 Tong Yin Street, Tseung Kwan O	Proposed Religious Institution (Church)	- It is <u>considered not incompatible for the proposed church use to coexist with other existing uses</u> at the subject building, which mainly consist of shops and services, eating place, and institutional uses. - It is considered <u>not incompatible with the surrounding developments, which are predominantly residential-cum-commercial</u> with commercial uses on the lower floors.

SECTION FOUR | THE PROPOSED DEVELOPMENT

- 4.1.1 The Subject Premises, currently vacant and comprising a total GFA of about 586m², is proposed to be a Religious Institution (Church) to serve the Fanling community as a branch of the EFCC Yan Fook Church. The core facility will include an assembly hall designed to accommodate around 200 occupants, providing flexible seating arrangements suitable for worship services, group meetings, and various community activities.
- 4.1.2 In recognition of the church's broader mission to support community welfare and spiritual growth, the Proposed Development (with Layout Plan in **Figure 4**) incorporates several ancillary uses to complement the main religious function. These facilities comprise ancillary office spaces to facilitate administrative and pastoral work, an ancillary eating place intended for light refreshments to support fellowship and social interaction, and ancillary shops and services. These ancillary uses are designed to create land use synergy that enhances the church's function and liveliness in the local area. By offering spaces for social interaction and daily needs, they foster community engagement and steady foot traffic, strengthening the church's role as a neighbourhood hub.
- 4.1.3 The church is planned to operate primarily during weekends, with services scheduled between 9am to 10pm, featuring multiple worship sessions to accommodate different groups. Weekday operations will mainly involve administrative functions, community workshops, counselling, and fellowship activities for varying numbers of attendees, generally ranging from smaller groups to full assembly sizes.
- 4.1.4 Access to the Premises includes the main entrance, which faces an open plaza area within Dawning Views Shopping Plaza, offering straightforward step-free access from Yat Ming Road and convenient arrival by foot and public transport. For service and logistics needs, a dedicated secondary access connects directly to the loading and unloading bays in the Plaza, minimizing interference with the primary pedestrian pathways.
- 4.1.5 Fire safety measures, including a sprinkler system, portable fire extinguishers, fire hose reel, emergency lighting, and exit signage, will be installed and enhanced at the Subject Premises in accordance with applicable laws and regulations and to the satisfaction of the Fire Services Department. To the best of our understanding, the previous occupants have not received any non-compliance notices or warnings.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Composite Development and the Neighbourhood

- 5.1.1 The proposed Religious Institution (Church) is harmoniously compatible with the Composite Development as well as the surrounding land uses. The Composite Development includes a mix of residential towers atop a podium of commercial and institutional uses, including existing religious institutions. Similar uses are established within the vicinity on ground floors of residential blocks and within local commercial arcades. This usage pattern reflects an established land use pattern integrating domestic and non-domestic uses. The Proposed Development therefore aligns with the existing character and setting of the surrounding area, contributing positively to the social and community-oriented nature of the neighbourhood.
- 5.1.2 The Proposed Development aligns with a series of similar approved cases within the “R(A)” zone, demonstrating consistent planning considerations. Six (6) previous approvals, as summarised in **Table 1**, show that religious institutions coexisting within commercial podiums atop predominantly residential developments are not incompatible with surrounding uses, including shops, services, and other institutional facilities.
- 5.1.3 In each case, the separation of access points from the residential portions and the location on lower floors contributed to minimising potential nuisances to residents. These precedents affirm that such religious uses within mixed-use developments are acceptable and can harmonise with the residential and commercial context, providing a strong basis for the current application’s approval.

5.2 A Strategic Location Empowering Ministry Expansion

- 5.2.1 The Subject Premises offers an ideal location for the expansion of the Applicant’s community and religious services due to its excellent accessibility and strategic positioning. It is within a convenient 15-minute walking distance from the Fanling MTR Station, which serves the East Rail Line, supported by multiple public transport options including buses and minibuses directly serving Dawning Views. Additionally, the presence of pedestrian footbridges linking the Subject Premises to adjacent commercial and residential developments, as well as the MTR station, provides covered, safe, and barrier-free access. This accessibility is essential to facilitate regular attendance by worshippers and community members, including the elderly, families, and people with disabilities.
- 5.2.2 Situated within the purpose-built non-domestic podium of the Composite Development, the Subject Premises allows independent access that does not require entry through the residential portions of the building. This physical separation addresses potential interfacing concerns commonly raised in mixed-use developments. It ensures that church-related activities and ancillary services operate smoothly without disrupting residential occupants, thereby maintaining a peaceful living environment in the Composite Development and surrounding areas.
- 5.2.3 The Subject Premises’ setting within a socially vibrant and high-density residential neighbourhood positions the church to play a vital role in community integration and development, meeting the increasing demand for accessible community facilities in the district. The combination of good connectivity, thoughtful design for shared space use, and

scope for diversified services establishes the Subject Premises as a highly suitable venue to support the Applicant's expanding mission and service delivery.

5.3 Deepening Community Impact Through a Holistic Range of Services

- 5.3.1 The Applicant, Evangelical Free Church of China Yan Fook Church Limited, is a well-established and respected religious organization with a rich history dating back to the late 19th century. Over more than 70 years of service in Hong Kong, the church has grown from a small congregation of approximately 100 members into a vibrant community of over 10,000 worshippers. This long-standing presence has allowed the church to develop deep roots within the community, earning trust and fostering widespread support.
- 5.3.2 The Applicant's flagship EFCC Yan Fook Church in Cheung Sha Wan is renowned for its dynamic and inclusive ministries that engage diverse groups across generations. The church has consistently demonstrated a strong commitment to youth development through tailored programs such as youth fellowship groups, leadership training, educational scholarships, and outreach initiatives. These programs have successfully nurtured young people's spiritual growth, social responsibility, and community leadership skills.
- 5.3.3 The Proposed Development provides ample space and facilities to support a variety of activities beyond regular worship, including Bible studies, youth programs, counselling, and community outreach, allowing the Applicant to expand its ministry and social services in Fanling. Building on its proven track record, the new branch will focus on meeting the needs of the youth by creating a welcoming environment that fosters engagement, addresses social challenges, and promotes positive values. Ancillary facilities will complement these efforts by enabling holistic programs with spiritual care, social interaction, and practical support, thereby strengthening community bonds and ensuring a lasting, positive, and meaningful impact.

5.4 No Adverse Traffic Impact

- 5.4.1 Situated within an established mixed-use complex with ready access to robust public transport, the Proposed Development is anticipated to generate minimal additional vehicular traffic. The availability of car parking and loading/unloading bays within Dawning Views, supplemented by the adjacent car parks, further mitigates parking demand pressures.
- 5.4.2 It is expected that the predominantly walking-on-foot nature of church attendees further diminishes reliance on private vehicles, reducing potential congestion and parking conflicts in the vicinity. Critical operational logistics, including deliveries and services, will utilize separate loading bays accessible without impeding pedestrian flows, thereby maintaining efficient and conflict-free circulation.

5.5 No Adverse Fire Safety Impact

- 5.5.1 Fire safety measures will be strictly implemented within the Subject Premises to ensure a secure environment for all visitors and staff. The Subject Site benefits from direct access to an open space centre of the Plaza, an internal vehicular access, and Yat Ming Road, facilitating efficient fire escape routes. To safeguard all users, comprehensive fire prevention systems will be installed, including sprinkler systems, portable fire extinguishers,

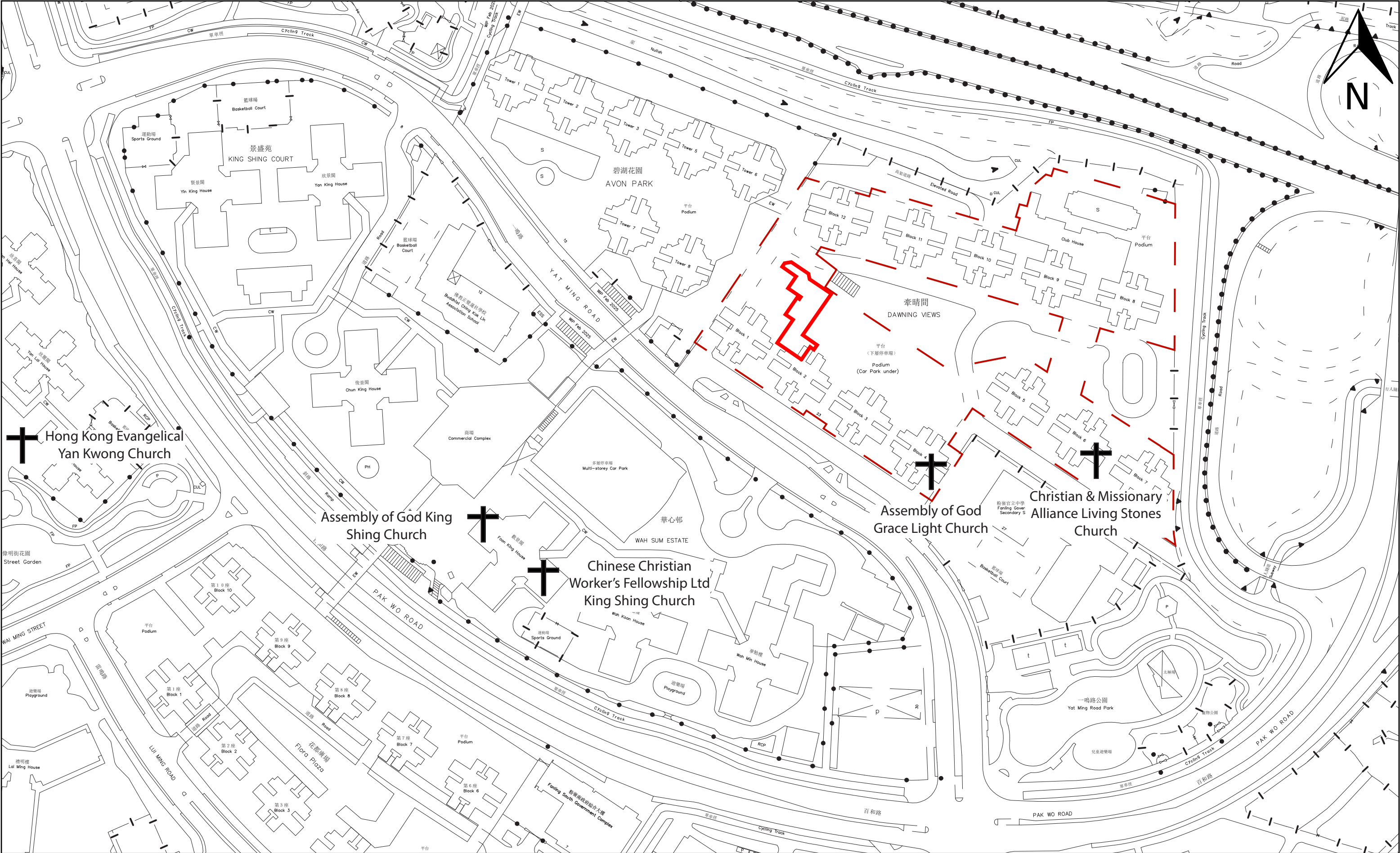
fire hose reels, emergency lighting, and exit signage. Existing facilities will be upgraded to comply with the latest regulations and codes of practice, including provisions for disabled access. Clearly marked fire escape routes lead to staircases with illuminated “Exit” signs, ensuring unobstructed evacuation in consideration of the number of visitors and staff. To the best of our understanding, no non-compliance notices or warnings have been issued to previous occupants.

SECTION SIX | CONCLUSION

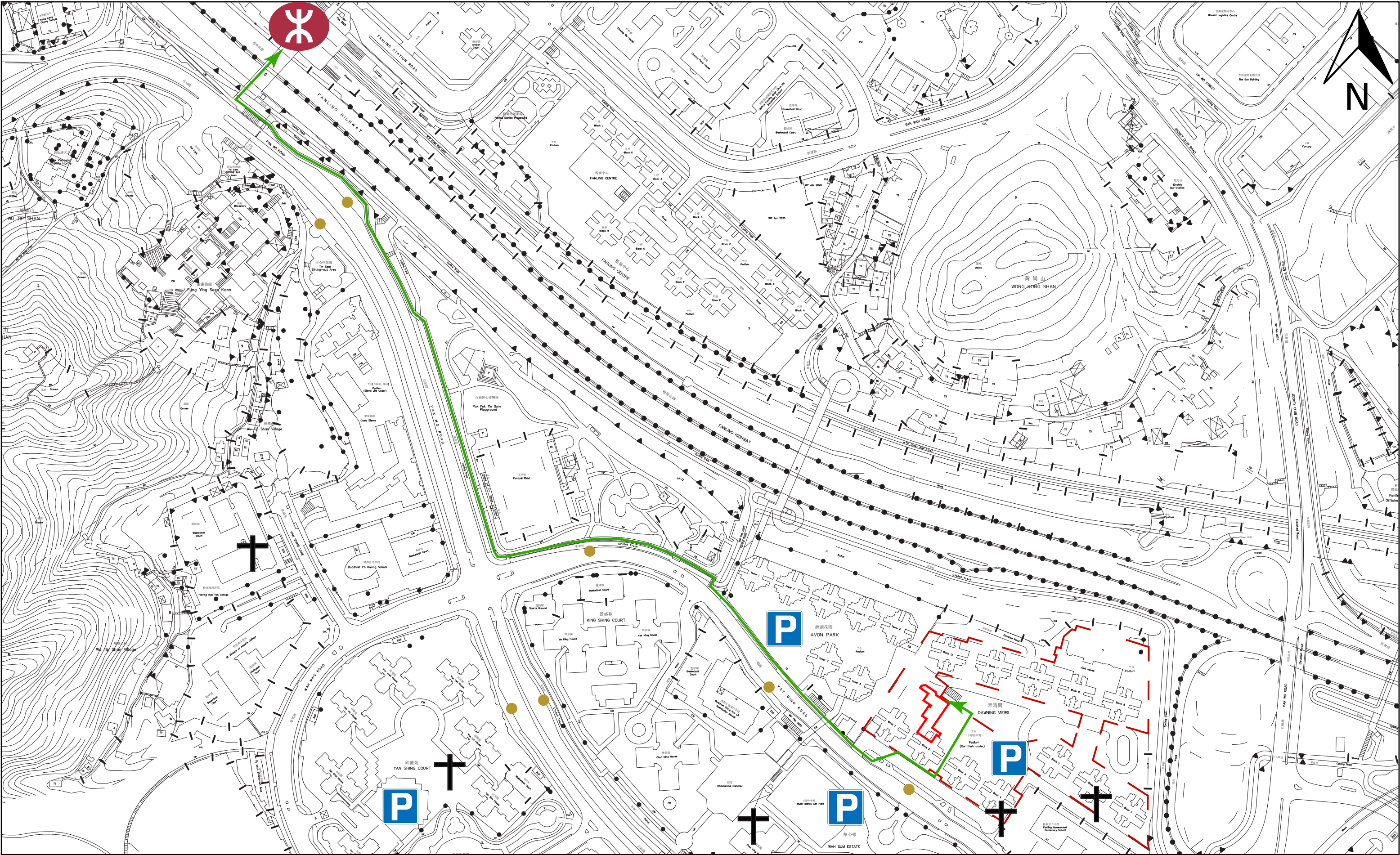
This Planning Statement is submitted to the Town Planning Board in support of the application for a proposed Religious Institution (Church) at the Subject Premises. This Planning Statement has demonstrated the general background of the Subject Premises, the development proposal and the planning justifications.

The Town Planning Board is cordially invited to give a favourable consideration to approve the current application with the following grounds:

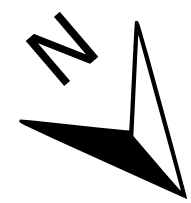
- i) The Proposed Development are consistent with the land-use zoning and planning intention of the “R(A)” zone, aligning with established planning precedents for similar religious institutions;
- ii) The Subject Premises benefits from excellent accessibility via public transport and pedestrian links, with separate, direct access from streets that mitigate potential residential interface issues and uphold residential amenity;
- iii) The scale, layout and location of the Subject Premises is fit to the Applicant for expansion of the church's service, so as to provide social welfare services and promote Christianity in the local community, and;
- iv) The Proposed Development is unlikely to pose adverse traffic and fire safety impacts.



DRAWING TITLE: LOCATION PLAN	LEGEND:  COMPOSITE DEVELOPMENT  RELIGIOUS INSTITUTION	 APPLICATION BOUNDARY	SCALE: 1:2000	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 1			DATE: AUGUST 2025	



DRAWING TITLE: ACCESSIBILITY PLAN	LEGEND:  COMPOSITE DEVELOPMENT  APPLICATION BOUNDARY  FANLING MTR STATION  CAR PARK  WALKING ROUTE BETWEEN MTR STATION AND SUBJECT PREMISES  FRANCHISED BUSES / MINIBUS STOP  RELIGIOUS INSTITUTION	SCALE: 1:4000	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: AUGUST 2025	



DRAWING TITLE: G/F SITE PLAN	LEGEND: APPLICATION BOUNDARY ◆ ENTRANCE/EXIT TO SUBJECT PREMISES RESIDENTIAL BLOCK LOBBY ◆ ENTRANCE/EXIT TO RESIDENTIAL BLOCKS	SCALE: 1:800	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3		DATE: AUGUST 2025	

LIST OF KEYNOTES

- 001 PLANTER MANAGED BY OTHER
- 002 (E) SECURITY STEEL ROLL-UP GATE & STOREFRONT UNTOUCHED
- 003 (N) GLAZING BIFOLD DOOR
- 004 (N) FRAMELESS GL. DOOR
- 005 RESERVED
- 006 (E) RAMP HANDRAIL & CURB TO BE MODIFIED
- 007 (E) 1050mm WIDTH RAMP TO BE WIDENED TO (E) COLUMN SIDE
- 008 (N) RAMP HANDRAIL UP TO CODE
- 009 WIDENED THE RAMP TO (E) COLUMN SIDE
- 010 1500mm WHEELCHAIR TURNING SPACE
- 011 (N) EXTERIOR YTONG AAC BLOCK WALL

APPLICATION BOUNDARY

ENTRANCE/EXIT TO SUBJECT PREMISES



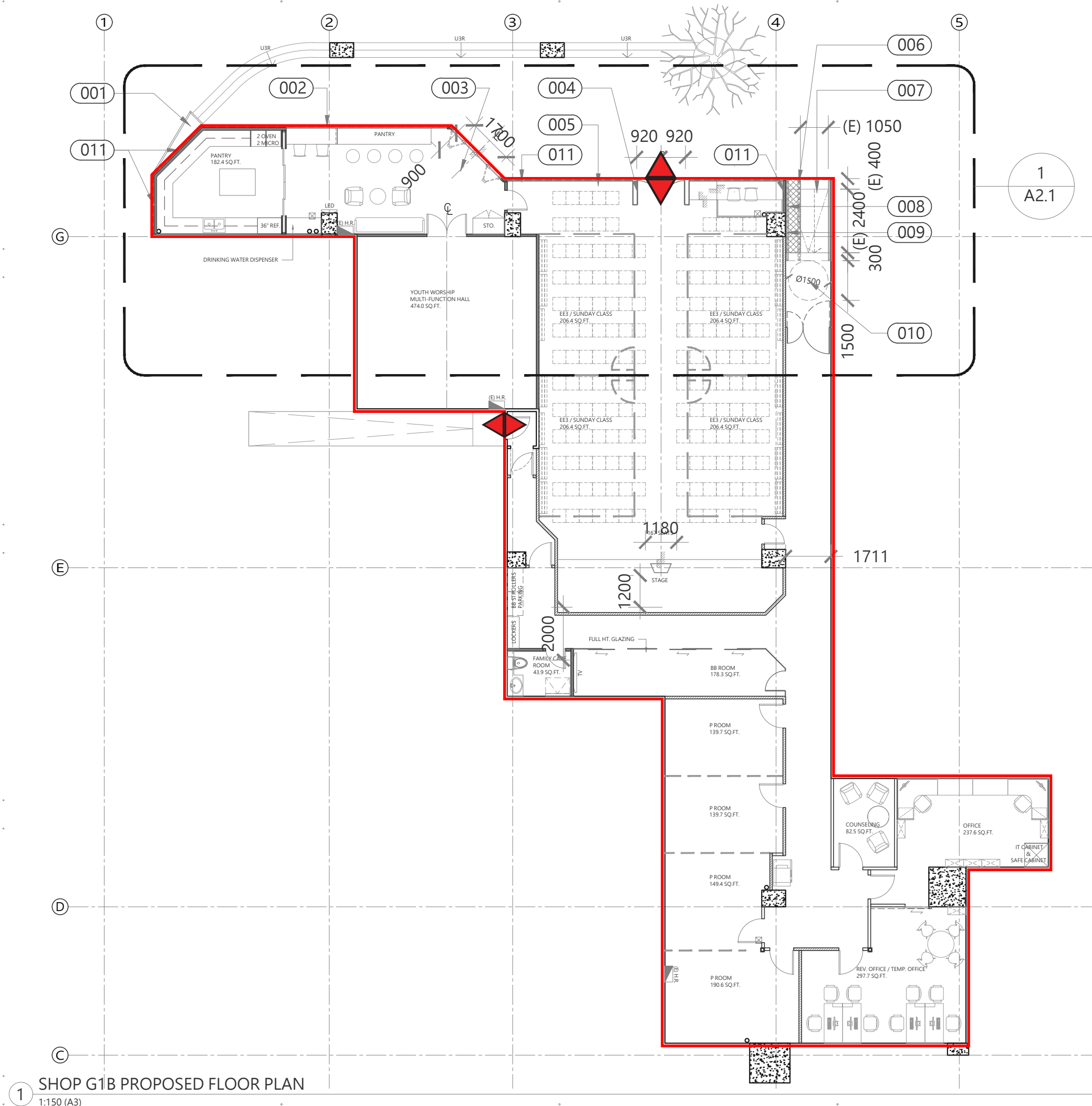
ISSUED NO.	DESCRIPTION	DATE
1	DESIGN INTENT	JUN 01
2	SECTION-16	AUG 13
.	.	.
.	.	.

REVISIONS NO.	DESCRIPTION	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

Drawn	Checked
	LC
Scale	1:150 (A3)
Budget Number	11120-2425015
Sheet Title	

LAYOUT PLAN

Sheet Number
FIGURE 4



1 SHOP G1B PROPOSED FLOOR PLAN
1:150 (A3)

寄件者: [REDACTED]
寄件日期: 2025年10月08日星期三 11:11
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/FSS/302 Supplementary Information
附件: 20251008_Plans_Drawings_Replacement Page.pdf

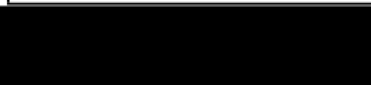
Dear [REDACTED]

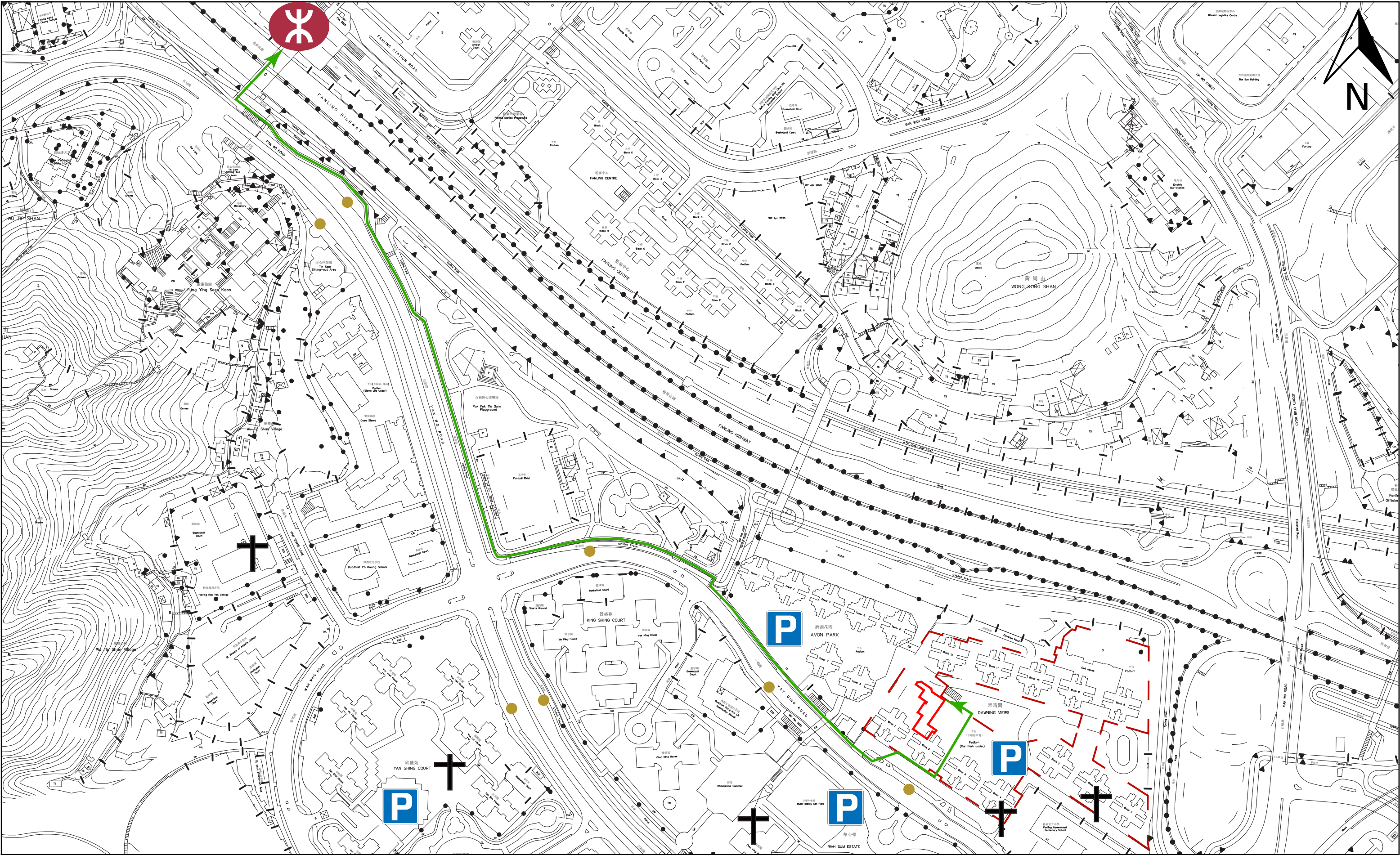
Please see the attached replacement page for Figure 2 - Accessibility Plan.

Should you have any queries, please feel free to contact the undersigned.

Regards,

Kenji Wong





DRAWING TITLE: ACCESSIBILITY PLAN	LEGEND:  COMPOSITE DEVELOPMENT  APPLICATION BOUNDARY  FANLING MTR STATION  CAR PARK  RELIGIOUS INSTITUTION	SCALE: 1:4000	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: OCTOBER 2025	

寄件者: Jeffrey Kwok DeSPACE [REDACTED]
寄件日期: 2025年11月13日星期四 11:04
收件者: tpbbpd/PLAND; TPB Submission/PLAND
副本: [REDACTED]
主旨: Re: A/FSS/302 - Further Information (1)
附件: A_FSS_302 FI(1).pdf

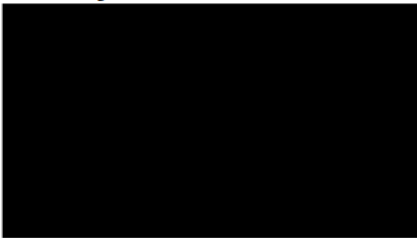
類別: Internet Email

Dear Sir/Madam,

This is to supersede the previous submission. Please find the attached FI(1) for the captioned application for your further action. The same has been uploaded to the drive link. Thank you.

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

Regards,
Jeffrey Kwok





DeSPACE (International) Limited

Date: 12th November 2025

Pages: 1 + Attachments

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

BY HAND & BY EMAIL

Dear Sir/Madam,

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

**PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT SHOP G1B OF DAWNING VIEWS
SHOPPING PLAZA, NO. 23 YAT MING ROAD, FANLING, NEW TERRITORIES**

Planning Application No. A/FSS/302 - Submission of Further Information (1)

References are made to the email dated 6th and 10th November 2025 in relation to further comments from the Transport Department and the Planning Department respectively.

In order to address the comments, please find attached 4 hard copies of the attached response-to-comment (R-to-C) table (**Attachment 1**) and the revised Figure 4 – Layout Plan (**Attachment 2**).

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok / Mr. Kenji Wong at [REDACTED].

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



Greg Lam



Planning Application No. A/FSS/302

Attachment 1: Response-to-Comment Table (Departmental Comments)

Departmental Comments	Response									
Transport Department received on 06.11.2025 by email										
1. It is noted that 1 parking space is required for every 16 seats or equivalent for a church according to Table 11 Section 2 of Chapter 8 of the Hong Kong Planning and Standard Guidelines. The applicant should estimate the number of parking spaces required for the proposed church accordingly and check whether there are sufficient parking spaces inside or near Dawning Views Shopping Plaza.	As most members are encouraged to take public transportation to the Subject Premises given the proximity to the Fanling MTR station, bus stops and minibus stops, it is estimated that approx. 5 parking spaces are required for the proposed church during weekends and approx. 0-1 parking space during weekdays. The Applicant has conducted a survey for available parking spaces inside Dawning Views Shopping Plaza and a nearby public car park near Yat Ming Road, which is listed in the following table. It demonstrates that the available parking spaces are sufficient to fulfil the requirement. <table><tr><th>Location</th><th>No. of Spaces Available on Weekdays</th><th>No. of Spaces Available on Weekends</th></tr><tr><td>Dawning Views Shopping Plaza</td><td>Approx. 2-3</td><td>Approx. 25</td></tr><tr><td>Lui Ming Road Car Park</td><td colspan="2">Approx. 10</td></tr></table>	Location	No. of Spaces Available on Weekdays	No. of Spaces Available on Weekends	Dawning Views Shopping Plaza	Approx. 2-3	Approx. 25	Lui Ming Road Car Park	Approx. 10	
Location	No. of Spaces Available on Weekdays	No. of Spaces Available on Weekends								
Dawning Views Shopping Plaza	Approx. 2-3	Approx. 25								
Lui Ming Road Car Park	Approx. 10									
2. The applicant is reminded that no queues should be formed on the public road by the visitors of the proposed church.	Noted with thanks.									
Planning Department received on 10.11.2025 by email										
1. Please advise what is meant by “BB Room” and “P Room” as indicated in the layout plan.	“BB Room” stands for family room for parents and kids to stay during assemblies. “P Room” stands for multi-purpose room for children’s classroom, small group activities, gatherings and bible study. A revised Layout Plan (Attachment 2) is attached for clarification.									
2. Please clarify whether the application premises are rented or purchased for church use.	The Application Premises are rented for church use.									

PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT SHOP G1B OF DAWNING VIEWS SHOPPING PLAZA, NO. 23 YAT MING ROAD, FANLING, NEW TERRITORIES

<i>Departmental Comments</i>	<i>Response</i>
3. Please provide the proportion of the floor area of the application premises relative to the total commercial floor area of the Dawning Views Shopping Plaza.	The proportion is about 7% (about 586 sq.m. / about 8,361 sq.m.).
4. Aside from assemblies held between 9:00 a.m. and 10:00 p.m. on Saturdays and Sundays with a maximum of 200 participants at a time, please advise what times and how many participants will join other religious and community activities during weekdays.	During weekdays, there will be 2 gatherings at day-time (9:00am-1:00pm) and 2 gatherings in the evening (6:00pm-10:00pm) per week, each session with approx. 50 people. The overall operating hours during weekdays are between 9:00 a.m. and 10:00 p.m. with a maximum of 50 people at a time.
5. Please confirm whether car parking and loading/unloading spaces serving the shopping plaza are provided on the G/F and 1/F of the podium.	Car parking and loading/unloading spaces serving the shopping plaza are provided on the G/F and 1/F of the podium only.
6. Please advise what measures the applicant will implement to encourage/remind users of the proposed church to take public transport.	Notice will be issued to the congregation, encouraging them to use public transport. Activities/event organizers will also give regular reminders.

- 001 PLANTER MANAGED BY OTHER
- 002 (E) SECURITY STEEL ROLL-UP GATE & STOREFRONT UNTOUCHED
- 003 (N) GLAZING BIFOLD DOOR
- 004 (N) FRAMELESS GL. DOOR
- 005 RESERVED
- 006 (E) RAMP HANDRAIL & CURB-TO BE MODIFIED
- 007 (E) 1050mm WIDTH RAMP TO BE WIDENED TO (E) COLUMN SIDE
- 008 (N) RAMP HANDRAIL UP TO CODE
- 009 WIDENED THE RAMP TO (E) COLUMN SIDE
- 010 1500mm WHEELCHAIR TURNING SPACE
- 011 (N) EXTERIOR YTONG AAC BLOCK WALL

 APPLICATION BOUNDARY



ENTRANCE/EXIT TO
SUBJECT PREMISES



ISSUED		
NO.	DESCRIPTION	DATE
1	DESIGN INTENT	JUN 01
2	SECTION-16	AUG 13
.		.
.		.

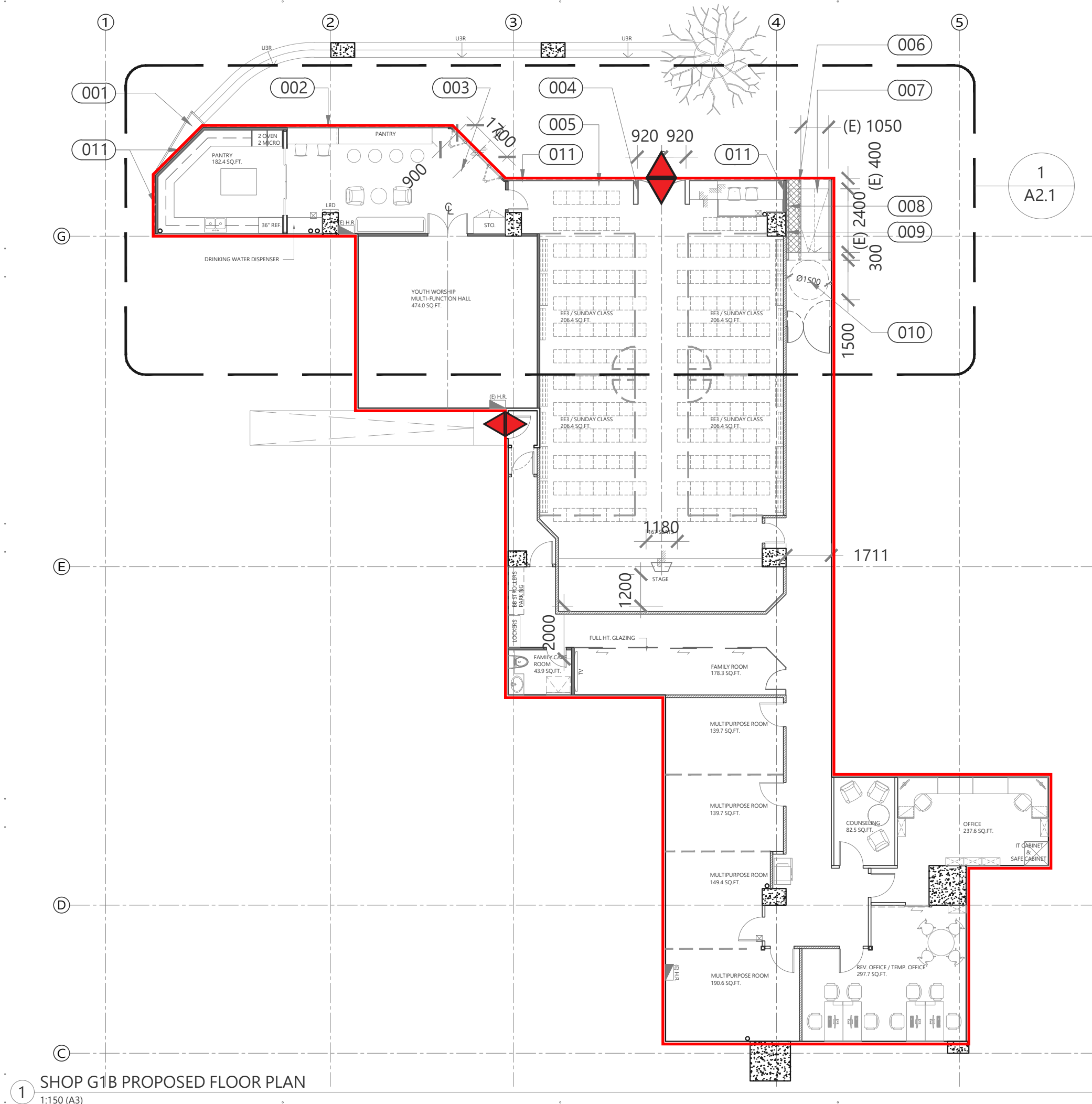
[illegible]

Drawn	Checked
LC	---
Scale	1:150 (A3)
Budget Number	11120-2425015
Sheet Title	

LAYOUT PLAN

Sheet Number

FIGURE 4



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the applicant shall comply with all the lease conditions;
- (b) to note the comments of the Director of Fire Services that regarding matters related to fire resisting construction of the application premises (the Premises), the applicant shall comply with the 'Code of Practice for Fire Safety in Buildings' which is administered by the Building Authority (BA);
- (c) to note the comments of the Commissioner for Transport that no queues should be formed on the public road by the visitors of the proposed church; and
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) before any new building works (including offices and rooms containing soil or waste fitments) are to be carried out on the Premises, the prior approval and consent from BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's 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 Premises under BO;
 - (iii) adequate means of escape and fire resisting construction should be provided to the Premises in accordance with the regulation 41 of the Building (Planning) Regulations (B(P)R), the regulation 35 of the Building (Construction) Regulations (B(C)R) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011);
 - (iv) the deadend travel distance and travel distance of the office, rev. office/tem. office and multi-purpose room at Gridlines 4-6/C-E and 3-4/C-D exceed 18m and 36m respectively. Clause B11.2 and B11.3 of the FS Code 2011 refers;
 - (v) the entrance leading to the covered driveway could not be treated as protected exit leading to an ultimate place of safety;
 - (vi) the number of exit for both the pantry & youth worship multi-function hall and EE3/sunday class & stage area should be not less than 2 according to table B2 of the FS Code 2011;
 - (vii) the minimum width of each door/exit route and minimum total width of doors and exit routes for the pantry & youth worship multi-function hall and EE3/sunday class & stage area should be provided in accordance with table B2 of the FS Code 2011;
 - (viii) the wall separating the proposed church and existing shops should have fire resistance rating of not less than -/60/60 in accordance with the regulation 35 of the B(C)R and the FS Code 2011;

- (ix) natural lighting and ventilation should be provided to offices, pantry and rooms containing soil or waster fitments in accordance with the regulation 41 of the B(P)R; and
- (x) detailed comments under BO would be provided at the building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251019-185033-30733

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 19/10/2025 18:50:33

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 陳健生

意見詳情
Details of the Comment :

致：城市規劃委員會
香港北角渣華道333號
北角政府合署15樓

主題：支持 A/FSS/302 申請

我們一家住在粉嶺附近，感受到這個社區極需要一個能夠提供安全、優質、方便的互動空間。因此，我們非常支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場設立分堂的規劃申請（A/FSS/302）。

據我們一家的認知，恩福堂一直提供不同的活動，提升家庭和孩子們的正能量。牽晴間購物廣場這個地點，正是適合我們一家參加恩福堂這類活動的地點，幫助我們一家可以更健康地成長。

請盡快批准這個申請，讓我們一家早日獲得恩福堂的優質服務。謝謝！

申請人姓名：陳健生
電郵地址：[REDACTED]

日期：19-10-2025

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251022-225545-36599

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

22/10/2025 22:55:45

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsui Pik Fung

意見詳情

Details of the Comment :

Dear Sir / Madam,

I think it is a good idea to convert the vacant G1B unit in the Dawning Views Shopping Plaza in to a church.

My reasons are as follows:

1. I believe the teaching of the Bible will have a positive effect on our younger generation. Since there are a lot of young children in Fanling, the new Yan Fook Church branch can help instill positive values on our children.
2. The Yan Fook Church branch in Yuen Long has been serving the community very well. I believe the new Yan Fook Church in Fanling can help improve the welfare of the community as well.

Although I am not a resident in Fanling, my parents-in-law live opposite Dawning Views. Therefore, I hope they can also enjoy the services provided by the church without spending too much time on transportation.

I hope the Town Planning Board can approve this application so that Yan Fook Church can start its services in Fanling as soon as possible.

Yours faithfully

Tsui Pik Fung

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251023-173521-06641

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

23/10/2025 17:35:21

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Olivia Lam

意見詳情

Details of the Comment :

敬啟者：

本人支持恩福堂在牽晴間設立宗教機構的申請 (A/FSS/302)，這將為粉嶺地區帶來重大的社會效益。

教會的設立能為社區帶來急需的額外服務和支援，特別是福會福利服務，這對居民生活質素有所提升。

教會不單是宗教場所，它更是一個天然的社區中心。它能提供一個固定的、友善的環境，讓不同年齡層的家庭可以經常聚在一起，舉辦家庭活動、分享生活壓力、共同成長。

恩福堂一直秉承推廣基督教與社會福利服務的雙重使命。在牽晴間這個交通便利的據點，能讓我們將主耶穌的愛，透過實質的援助，更有效地帶給區內的家庭和有需要的人。

請 貴會看見恩福堂的有心有力，批准我們在牽晴間購物廣場設立基地，讓我們能更有效率地牧養我們的羊群，並造福鄰里。

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

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2025年10月25日星期六 15:15
 收件者: tpbpd/PLAND
 主旨: 誠盼能有高質素能改變內在心靈深處幫助、教育我們
 類別: Internet Email

致
 城市規劃委員會
 您們好,我是在粉嶺區出世的居民,現在已有 65 歲,看着粉嶺的變遷。

在幾個月前曾收到區議員發出的問卷,問卷內容說粉嶺有一塊空地,在這裡的居民你們希望怎樣運用這一大片土地呢?議員希望收集廣聽市民的聲音。

我見北區起了很多公屋、居屋、亦有私人住宅、長者安老房屋、亦起了一座十幾層老人院等等、當然亦有各種民生及社區設施配套。

我思想人有一個健康的心靈是至為重要,以往天水圍新區的發展有很多悲劇、慘劇的發生。

我回應區議員新界北多了很多人,我認為需要的是更多高質素教育心靈健康以致→精神健康以致→家庭更健康、和諧、合一,形成整個社區更健康。

我已活到 65 歲,看到很多真真正正改變最深層基本人心、良知是要一個可經歷的愛,不是單單口教的教育,無條件地接納到內心深處的黑暗、詭詐、邪惡、污穢,這種不帶條件、崇真被接納的愛,人才可從這經歷被感動、融化頑惡的心而改變。

所以看到全世界很多殺人犯、邪惡人的改變,香港亦容許很多基督教團體舉辦學校、戒毒機構及....等等來幫助人的改變、成長。

今天喜聽到全港最大、十分有活力、愛心的教會進駐到粉嶺牽晴間,在牽晴間地鋪的確是一個不錯的地點,因為在附近四周起了很多就是我以上所講👉的居屋、公屋....等等各種不同型的屋。

當然亦有原本幾個的屋邨,所以很多居民可以很方便來到教會當中,而我是在這裏住的所以我能看到這裏地點不會造成嘈音、而這裡是從各處來都易到、並且平時都交通暢順、所以不會形成阻礙交通這種真實現況。

當我們粉嶺幾個群組知道(恩福教會)來到我們粉嶺,我們幾個大群組(合成相信有幾千人之多),都十分歡欣雀躍地期待著他們的來臨。

盼望、懇請城市規劃委員會考慮我們這裏居民的需要而批准(恩福教會)來到粉嶺牽晴間這項的申請,當感激萬分!感激萬分!

彭小華 [REDACTED] 25-10-2025

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月25日星期六 15:28
收件者: tpbpd/PLAND
主旨: 誠盼能有高質素能改變內在心靈深處教育我們的申請書

類別: Internet Email

致

城市規劃委員會

您們好,我是在粉嶺區出世的居民,現在已有 65 歲,看著粉嶺的變遷。

在幾個月前曾收到區議員發出的問卷,問卷內容說粉嶺有一塊空地,在這裏的居民你們希望怎樣運用這一大片土地呢?議員希望收集廣聽市民的聲音。

我見北區起了很多公屋、居屋、亦有私人住宅、長者安老房屋、亦起了一座十幾層老人院等等、當然亦有各種民生及社區設施配套。

我思想人有一個健康的心靈是至為重要,以往天水圍新區的發展有很多悲劇、慘劇的發生。

我回應區議員新界北多了很多人,我認為需要的是更多高質素教育心靈健康以致→精神健康以致→家庭更健康、和諧、合一,形成整個社區更健康。

我已活到 65 歲,看到很多真真正正改變最深層基本人心、良知是要一個可經歷的愛,不是單單口教的教育,無條件地接納到內心深處的黑暗、詭詐、邪惡、污穢,這種不帶條件、崇真被接納的愛,人才可從這經歷被感動、融化頑惡的心而改變。

所以看到全世界很多殺人犯、邪惡人的改變,香港亦容許很多基督教團體舉辦學校、戒毒機構及....等等來幫助人的改變、成長。

今天喜聽到全港最大、十分有活力、愛心的教會進駐到粉嶺牽晴間,在牽晴間地鋪的確是一個不錯的地點,因為在附近四周起了很多就是我以上所講👉的居屋、公屋....等等各種不同型的屋。

當然亦有原本幾個的屋邨,所以很多居民可以很方便來到教會當中,而我是在這裏住的所以我能看到這裏地點適中、交通易到、及暢順。

當我們粉嶺幾個群組知道(恩福教會)來到我們粉嶺,我們幾個大群組(合成相信有幾千人之多),都十分歡欣雀躍地期待著他們的來臨。

盼望、懇請城市規劃委員會考慮我們這裏居民的需要而批準(恩福教會)來到粉嶺牽晴間這項的申請,當感激萬分!感激萬分!

彭小華 25-10-2025

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251027-095506-24353

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

27/10/2025 09:55:06

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. CHAN WAI KUN

意見詳情

Details of the Comment :

敬啟者：

我是前中西區及離島區家庭及兒童福利服務協調委員，現因在粉嶺工作關係，得知中國基督教播道會恩福堂在粉嶺開設新分堂的規劃申請（A/FSS/302）。一向鼓勵並推動居民參與，加強社區歸屬感和改善區內環境的我，極力支持是次中國基督教播道會恩福堂在粉嶺開設新分堂的規劃申請（A/FSS/302）。

在家長的層面，確實需要一個具正能量、傳遞愛與關懷訊息的恩福堂教會，在他們的孩子成長的環境當中。期望孩子能突破狹窄的生活空間、不斷重覆上網打機、缺乏與人溝通的生活模式。據了解，教會向來著重提供社會福利、教育和社區關懷，相信能夠幫助區內家庭成員擴闊生活圈子，加強社區歸屬感和改善區內環境，進而建立友愛互助的鄰舍關係，有助及早洞悉問題、減少社會悲劇的發生。

有鑑 貴會一向重視居民福祉，聆聽社區意見，並且從善如流，過往已批准大量類似申請，在這種大型綜合發展項目的地下商場，設置宗教機構。增添宗教機構的設置，相信會進一步為牽晴間區民與及鄰近社區的家庭，在生活上增進友愛共融、促進更安全更理想的生活環境。

本人全力支持中國基督教播道會恩福堂在粉嶺開設新分堂的規劃申（A/FSS/302）。懇請批准！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251028-154339-34986

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

28/10/2025 15:43:39

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung King Chung

意見詳情

Details of the Comment :

我贊成上述申請，因對週邊的交通影響不大，而教會的設立，亦有助增加商場的人流，對其他商舖帶來正面的影響，而教會也會為附近居民提供不同的服務，如兒童活動等。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251028-161520-19796

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

28/10/2025 16:15:20

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss SIU MEI LIN LINDA

意見詳情

Details of the Comment :

致:

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

支持恩福堂在粉嶺設立新的社區服務基地

致城市規劃委員會:

本人是恩福堂的一份子，對教會申請在粉嶺牽晴間設立分堂(A/FSS/302)表示最熱烈的支持。

本人是住粉嶺區，深刻感受到很多住在北區的會友，每週需長途跋涉往返長沙灣聚會的辛勞，這不但消耗了他們的精力，亦佔用了他們本可以用來服侍本地社區和陪伴家人的寶貴時間。

因此，粉嶺分堂的設立，不只是一個擴堂計劃，更是一份對北區會友的深切關顧。

有了這個交通方便的場所，我們就能將教會的關懷、小組活動、以及各項社會服務，更貼地、更有效帶入粉嶺。我們期待新分堂能成為一個充滿愛心與活力的社區樞紐。

懇請貴會批准此申請。

姓名: 蕭美蓮

電郵:

聯繫方式:

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251028-164634-92910

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

28/10/2025 16:46:34

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chow Pik Ha Diana

意見詳情

Details of the Comment :

我贊同是項申請，基於教會位於商場內，對附近的住宅不會造成任何環境問題，而住宅的入口和商場入口是分開的，並不會滋擾居民的出入。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251028-183024-29308

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

28/10/2025 18:30:24

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss LAI SO FONG

意見詳情

Details of the Comment :

I am writing to express my strong support for the application to establish a church at Dawning Views Shopping Plaza. As a citizen, I believe this initiative will provide an invaluable community resource for families in our neighborhood.

The proposed church will offer welcoming spaces for fellowship and light refreshments, creating opportunities for parents to connect, share experiences, and support one another while children engage in meaningful activities. In a densely populated urban area like ours, such structured, inclusive gathering spaces are essential for fostering social bonds and emotional well-being.

Utilizing a currently vacant commercial unit is a thoughtful and practical choice. The location is highly accessible, centrally positioned, and ideally suited to serve our community without disrupting surrounding activities. This development represents more than a new facility—it is an opportunity to build a stronger, more supportive network for local families.

Thank you for considering this application. I wholeheartedly endorse the proposal and look forward to the positive impact it will have on our community. The approval of the application of A/FSS/302 should be highly appreciated!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251029-131230-06804

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

29/10/2025 13:12:30

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. AU SIU HUNG

意見詳情

Details of the Comment :

主題:非常支持A/FSS/302申請

敬啟者:

我是一名經常出入粉嶺的市民，我非常支持中國基督教播道會恩福堂在粉嶺牽晴間開設新分堂的規劃申請(A/FSS/302)。

這個社區各個年齡層的人口眾多，好需要更多能提供優質服務的的團體在此處舉辦活動，給與安全舒適的環境供市民享用。

知道過往 貴會也曾大量批准此類申請，希望今次同樣得予批准，好讓這個社區得到更多適切的社會福利、教育和關懷服務。

感謝關注和考慮！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251029-193040-56292

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

29/10/2025 19:30:40

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong wing lee

意見詳情

Details of the Comment :

I hereby strongly support the above application of a Christian church. This is highly beneficial to the community, facilitating a harmonized environment, providing quality Christian education to residents of all age groups.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251029-220403-02395

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

29/10/2025 22:04:03

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tong Yuen Yu

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

主題：肯定恩福堂擴展服務的社會意義（A/FSS/302）

敬啟者：

本人支持恩福堂在牽晴間設立宗教機構的申請（A/FSS/302），此舉將為粉嶺區帶來重大的社會效益。

1. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂、辦公室、輕食及零售區域，以支持教會的社會福利服務、教育活動及社區外展工作。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。

2. 場地規模合適性：申請地點的規模和佈局，足以容納多於200人的集會，這對於教會服務的擴展是極為適合的空間。這將使教會能夠將其在長沙灣總堂積累的成功經驗，有效地轉移到北區，為當地社區提供穩定的支援。

3. 交通與安全評估充分：規劃陳述以表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明恩福堂在推進社會服務的同時，也充分考慮了公共安全。

鑑於該申請具備明確的公共服務目的及充分的規劃理據，本人懇請貴會批准，以促進社會福祉的提升。

此致

城市規劃委員會

姓名：唐婉愉

聯絡方式（）

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251029-222555-27257

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 29/10/2025 22:25:55

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yeung Dit Yan

意見詳情
Details of the Comment :

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

Subject: Support for Planning Application A/FSS/302 – Proposed Religious Institution (Church)

Dear Members of the Town Planning Board,

I am writing to express my strong support for the proposal to establish a new branch by the Evangelical Free Church of China, Yan Fook Church, in the Dawning Views Shopping Plaza in Fanling. As an educator and a father of two young adults, I understand the profound impact that community planning and development have on the physical, mental, and spiritual well-being of residents.

The vicinity of the Dawning Views Shopping Plaza is home to tens of thousands of residents, including those living in public housing, subsidized housing, and private estates. The demographic is diverse, including a significant number of families with children and young adults who are in need of services and facilities that cater to their holistic development.

The establishment of a new branch of the Evangelical Free Church of China, Yan Fook Church, at this location would provide essential services that meet the spiritual and community needs of the residents. It aligns perfectly with the mission of the Dawning Views Shopping Plaza to serve the community and enhance the quality of life for its residents.

I sincerely hope that the Town Planning Board will approve this application so that the local community can benefit from the services offered by the church, ultimately improving the overall quality of life in the area.

Thank you for considering this important proposal.

Sincerely,

Yeung Dit Yan

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號

Reference Number:

251030-194622-17101

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

30/10/2025 19:46:22

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YEUNG PO SHEUNG

意見詳情

Details of the Comment :

I am a committed board member of Yan Fook Church, and I strongly support the establishment of a new branch in Fanling. We recognize that as one of Hong Kong's large Christian organizations, we have a responsibility to serve the entire territory.

This move to Dawning Views is a strategic and necessary step to fulfill our community service goals across different districts. We can't serve Hong Kong effectively if all our resources are centralized in one location like Lai Chi Kok. By opening this branch, we ensure that the high-quality social welfare, youth development, and family programs we are known for are conveniently accessible to the residents of the North District.

The Dawning Views location is excellent—easy to reach and compatible with the commercial environment. It's a smart plan for responsible and impactful territorial outreach. Please approve A/FSS/302 to help us continue our mission of serving the whole community.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251030-195150-39049

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

30/10/2025 19:51:50

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng, Mee Kam

意見詳情

Details of the Comment :

My name is Mee Kam Ng, a member of the Evangelical Free Church of China Yan Fook Church. I am writing to support the establishment of our 4th branch church at Dawning Views Shopping Plaza in Fanling.

The location is at the heart of a community of over 60,000 people living in ageing public rental housing, and homeownership housing, as well as private housing with more young families. These do not include Sierra Life, which will be inhabited soon with relocated residents who might need help and counselling. In the vicinity, there are 11 primary and secondary schools. The establishment of this branch church will offer valuable social benefits for this growing community:

- The church has planned to offer elderly, family, women and youth services to the community, adding to the current good works by other local organisations.
- The church will develop a coffee corner for residents who can gather to accumulate social capital, on top of receiving health and positive information for their multifaceted wellbeing.
- The church plans to organise activities that provide advice and information for families, including new immigrants and families with children with special education needs.
- The use of the site as a church is compatible with the surrounding land uses. Indeed, the church will enliven the shopping areas, bringing economic benefits to the surrounding shops.
- Based on the models of our main and other branch churches, this branch church will organise community-based activities, fostering a co-sharing culture among residents living in different housing types, boosting community members' psychological and social wellbeing.
- Since there are many schools in the vicinity, the church will be proactive in working with different schools to organise both academic and non-academic activities for the students.
- A church in Fanling will save brothers and sisters from long-distance travel and will be good for the environment.

We hope the Town Planning Board will consider this application favourably.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251030-214635-61304

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 30/10/2025 21:46:35

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Tam Wai Kuen

意見詳情
Details of the Comment :

In view of the growing population and families particularly cross boundary families residing in the Northern District, there is a developing trend for mounting family and mental health issues in the community. Government and social resources unfortunately fail to catch up with the emerging dynamic situation.

As a part time volunteer for counselling services, I totally support the application for conversion of the site - Unit G1B of the Dawning Views Shopping Plaza into a local church. The available of local religious organization may serve as an additional source of local resources to complement the limited social resources to reach out individuals and families to help detect, early intervene and refer cases as required and promote positive values and mental health as a whole as preventive initiatives.

Grateful if the above views can be sufficiently considered by the Town Planning Board in processing the subject application.

Thanks!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251030-213516-40242

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 30/10/2025 21:35:16

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHAN KIN LEONG

意見詳情
Details of the Comment :

本人強力支持中國基督教播道會恩福堂將牽晴間商場G1B 舖位用作宗教機構（教堂）的申請。
地點完全適合，因為該舖位處於商場低層，本身就是非住宅用途。將其改為教會，與商場內的商店、食肆是相容的，根本不會破壞「住宅（甲類）」地帶的規劃原意。
有助社區發展：教會不只是崇拜的地方，也在社區發揮正面作用，提供社區服務和支援，對粉嶺牽晴間一帶的居民來說，是一個重要設施。
交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251030-212606-19362

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 30/10/2025 21:26:06

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tako Ngao

意見詳情 **Details of the Comment :**

I主旨：全力支持粉嶺分堂申請（A/FSS/302）

致城市規劃委員會，

我是一名忠心的恩福堂會友，即使我不住在北區，我也為教會設立新分堂的計劃（A/FSS/302）感到無比振奮和感恩！

我們教會的異象始終是將福音帶到更多角落、並提供全面的社會關懷。長沙灣的總堂雖然很好，但我們深知香港北部的家庭對福音和社區服務的需求非常大。粉嶺分堂的設立，代表著我們事工的視野正在擴大。它將成為一個堅固的基地，讓我們能夠更有效地在北區推行各項福傳、教育和慈惠事工。這不僅是教會自身的成長，更是我們對香港社會承擔的責任。

我們支持的理據，完全基於四點核心事實：

1. 相容性：該用途與購物廣場內的商業用途相容。
2. 先例：申請符合「住宅（甲類）」地帶已獲批准的規劃先例。
3. 效益：處所的面積與位置符合教會拓展社會福利及福傳使命的需要。
4. 安全：擬議發展不會造成交通及消防安全方面的不良影響。

請給予恩福堂這個機會，讓我們能在新的據點服務更多市民。我懇請貴會批准這項有助於社會公益的申請。

姓名：Tako Ngao

電郵：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251030-221131-32178

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

30/10/2025 22:11:31

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 萬志賢

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

主旨：全力支持粉嶺分堂申請（A/FSS/302）

致城市規劃委員會，

我是一名忠心的恩福堂會友，即使我不住在北區，我也為教會在牽晴間購物廣場設立新分堂的計劃（A/FSS/302）感到無比振奮和感恩！

我們教會的異象始終是將福音帶到更多角落、並提供全面的社會關懷。長沙灣的恩福總堂，多年來為社區的燈臺，積極傳揚福音，也關懷社區中有需要的市民。但我們亦深知香港北部的家庭對福音和社區服務的需求非常大，粉嶺分堂的設立，代表著我們事工的視野正在擴大。它將成為一個堅固的基地，讓我們能夠更有效地在北區推行各項福傳、教育和慈惠事工。這不僅是教會自身的成長，更是我們對香港社會承擔的責任。

我們支持的理據，完全基於四點核心事實：

相容性：該用途與購物廣場內的商業用途相容。

先例：申請符合「住宅（甲類）」地帶已獲批准的規劃先例。

效益：處所的面積與位置符合教會拓展社會福利及福傳使命的需要。

安全：擬議發展不會造成交通及消防安全方面的不良影響。

請給予恩福堂這個機會，讓我們能在新的據點服務更多市民。我懇請貴會批准這項有助於社會公益的申請。

姓名：萬志賢

電郵：

聯繫方式：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251030-225327-47547

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 30/10/2025 22:53:27

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Sendy Chan

意見詳情 **Details of the Comment :**

主題：支持恩福堂進駐！希望粉嶺能有一個促進家庭和諧（建立良好夫妻關係，父母與子女融洽相處）的教會團體（申請編號A/FSS/302）

敬啟者：

我非常支持恩福堂的新分堂能夠獲批。在我看來，這是一個為粉嶺社區帶來倫理關係健康建立的絕佳契機。

在社會競爭越趨激烈，人與人之間關係日漸疏離，連帶家庭關係亦日趨薄弱，倫常紛爭甚至悲劇接踵發生…我們真的需要一個能夠敞開心扉、互相支持的社交圈子。該處所的面積、間隔和位置完全符合我們教會拓展基督教服務的需要。一個可容納多達 200 人的場地，確保我們能有足夠空間進行敬拜、兒童主日學及各類社區輔導服務。這個場地是我們履行使命的關鍵裝備！

教會不僅僅是宗教場所，它更是一個天然的社區中心。它能提供一個固定的、友善的環境，讓不同年齡層的家庭可以經常聚在一起，舉辦家庭活動、分享生活壓力、共同成長。

恩福堂一直秉承推廣基督教與社會福利服務的雙重使命。在牽晴間這個交通便利的據點，能讓我們將主耶穌的愛，透過實質的援助，更有效地帶給區內的家庭和有需要的人。

請貴會看見恩福堂的有心有力，批准我們在牽晴間購物廣場設立基地，讓我們能更有效率地牧養我們的羊群，並造福鄰里。

此致
城市規劃委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-005415-36631

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 00:54:15

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chou Ka Ping

意見詳情

Details of the Comment :

Re: Support for Planning Application A/FSS/302 – Proposed Religious Institution (Church)

Dear Sir/Madam,

I wish to express my view and reasons for supporting the application by the Evangelical Free Church of China Yan Fook Church in Fanling as a Religious Institution (Church).

While the site is technically in residential zone, the unit is located within the non-residential, ground-level shopping arcade. This makes it fully compatible with the surrounding commercial uses (shops, restaurants, offices) on the lower floors of the complex. Using this space as a church will not negatively impact the residents living above. The key reasons for my support are:

Old aged problem and Community Benefit: Facing with the old aged problem Hong Kong need to tackle, Old people did not only need medical care or money, they also need other people to concern and take care. Certainly Government could provide money to support old age centre but facing a deficit budget, it was not a good way. On the other hand, the church will provide much-needed social welfare and community services alongside its religious mission, directly benefiting the residents of Fanling. Certainly old age group would be a beneficial group for the church to set up.

Appropriate Use: Past applications for "Religious Institutions" in similar "Residential (Group A)" zones have been approved. This shows the use is not incompatible with the surrounding area.

No Adverse Impact: The proposal confirms that it will not cause any adverse traffic or fire safety issues, which addresses the basic safety concerns for the neighbourhood.

I hope that the Town Planning Board to approve this application to allow this valuable community facility to commence its services.

Yours faithfully,

Chou Ka Ping

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-065039-75787

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 06:50:39

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan Wai Wa

意見詳情

Details of the Comment :

主題：強烈支持A/FSS/302申請

敬啟者：

我是一名住在粉嶺附近社區的居民及家長，我認為在這區多一個教會，是一件好事，所以極力支持中國基督教播道會恩福堂在粉嶺開設新分堂的規劃申請（A/FSS/302）。

香港不論是大人或小朋友，都是生活忙碌，生活壓力大，在我們這個高密度社區，家長們最缺的就是一個安全、優質、且方便抵達的家庭互動空間。我們希望孩子們能在一個充滿正能量的環境中成長，參加豐富的活動，而不是整天待在家裡或商場。

雖然新教會所在的地方，屬於住宅地帶，但一般香港的教會都是位於住宅地方，這證明過往貴會已批准大量類似申請，在這種大型綜合發展項目的地下商場設立宗教機構。證明我們的擬議用途是具備堅實規劃先例，亦是被城市接納的正常發展。

牽晴間購物廣場的商業性質，就是用來服務社區。而一般的教會都是旨在提供社會福利、教育和關懷，多一個教會，我們的居民又多一個落腳的地方，自然是好，這與該商場及毗鄰土地的用途高度相容，絕非突兀。

這個地點就在商場地下，交通又方便，這意味著我們不用再舟車勞頓到其他區去尋找這些資源。請批准這個申請，它會實質地提升我們粉嶺家庭的生活質量及社區關係！

謹此

姓名：陳惠華

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251031-072135-02242

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 31/10/2025 07:21:35

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 唐少華

意見詳情
Details of the Comment :

歡迎有多一間充滿愛心的機構，將來留在粉嶺地區，希望能夠成為社會基層的幫助

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-093249-34357

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 09:32:49

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kong Wan Wah

意見詳情

Details of the Comment :

本人（基督徒）是十分支持在粉嶺區內有宗教機構（教堂），祈盼城市規劃委員會能夠盡快通過恩福北區堂於牽晴間的規劃申請 (S16)，謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-102402-49091

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 10:24:02

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung Hon Wah

意見詳情

Details of the Comment :

本人十分支持恩福北區堂於牽晴間擬議宗教機構（教堂），懇請城市規劃委員會能夠通過恩福北區堂於牽晴間的規劃申請 (S16)，謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251031-112552-54938

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 31/10/2025 11:25:52

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Heung tsz kit

意見詳情
Details of the Comment :

同意用作教會用途,是方便當區居民的設施.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-161043-98011

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 16:10:43

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 許美玲

意見詳情

Details of the Comment :

本人是住在粉嶺區居民，工作也是在粉嶺區，我極力支持中國基督教播道會恩福堂在粉嶺開設新分堂的規劃申請（ A / F S S /302 ）。

我有一名20歲的女兒，我希望能有一個安全、優質和方便抵達家的互動空間，年青人在一個充滿正能量的環境中成長，而不是由手好閑，結識不良分子。

分堂雖然在住宅地帶，但在商場內也有其他宗教機構，證明我們是有需要和被城市接納的。

牽情間購物商場的商業性質就是用來服務社區。我們的教會旨在提供社會福利、教育和關懷，這與該商場及毗鄰土地的用途高度相容。

請批准這個申請，它會實質地提升我們粉嶺家庭的生活質量。

姓名：許美玲

電郵：

電話：

電郵地址：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-172230-99054

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 17:22:30

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Sin Ying

意見詳情

Details of the Comment :

支持規劃申請A/FSS/302之陳述

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B舖設立教堂的規劃申請。

該處所目前空置，將其活化為教會，是善用社區資源的最佳方法。教會的運作特點，如活動時間集中，通常安靜有秩序，比部分商業用途對鄰里產生的干擾更少。

我們支持這個改變，因為它促進社區和諧：

無衝突性：舖位在商場內，性質與商業用途接近，不會與「住宅（甲類）」地帶的規劃意向相抵觸。

積極貢獻：教會透過其社會服務，將成為地區的正面力量，而非負擔。

安全保證：申請已考慮周全，保證在交通和消防上不會對環境造成不良影響。

希望城規會從社區效益出發，考慮到這項申請對粉嶺居民的實質好處，盡快予以批准。

此致

城市規劃委員會

姓名：Chan Sin Ying

電郵：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-175447-16243

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 17:54:47

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 杜佩華

意見詳情

Details of the Comment :

支持規劃申請A/FSS/302之陳述

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B舖設立教堂的規劃申請。

教會在社區有很大的幫助和支持，透過教會市民可以得到心靈安靜的休息，教會亦有好多對社區的服務，例如學生輔導、補習，鄰舍關顧、長者活動等等。市民有地方彼此連繫、互相幫忙、分享，建立教會可令社區和諧，多一點活力、多一點姿彩。

希望城規會給予批准。

此致

城市規劃委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-175256-01573

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 17:52:56

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 周惠霞

意見詳情

Details of the Comment :

支持規劃申請A/FSS/302之陳述

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B舖設立教堂的規劃申請。

該處所目前空置，將其活化為教會，是善用社區資源的最佳方法。教會的運作特點，如活動時間集中，通常安靜有秩序，對區內居民來說，是有多個工餘與課餘的活動選擇，促進區內居民的聯繫，共建美好的社區。

我們支持這個改變，因為它促進社區和諧：

無衝突性：舖位在商場內，性質與商業用途接近，不會與「住宅（甲類）」地帶的規劃意向相牴觸。

積極貢獻：教會透過其社會服務，將成為地區的正面力量，而非負擔。

安全保證：申請已考慮周全，保證在交通和消防上不會對環境造成不良影響。

希望城規會從社區效益出發，考慮到這項申請對粉嶺居民的裨益，盡快予以批准。

此致

城市規劃委員會

姓名：周惠霞

電郵：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-181324-87279

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 18:13:24

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃貴鄰

意見詳情

Details of the Comment :

支持規劃申請A/FSS/302之陳述

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B舖設立教堂的規劃申請。

本人認為一般商場只有商業性質，而飲食、購物亦已是多多皆是，建立教會是另一個突破商場的新思維，而教會在市民心中亦有正面的評價，例如在各方面幫助長者、單親家庭、基層，有青少年活動，這確實是對社區有很大的支持。而教會是有秩序的一個羣體，在活動過程中有很多的自律，不會做成對社區的干擾。

本人希望城規會給予建立教會的批准。

此致

城市規劃委員會

姓名：黃貴鄰

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251031-181033-16155

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 31/10/2025 18:10:33

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Ko Wai Fan

意見詳情
Details of the Comment :

敬啟者：

中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B舖設立教堂的規劃申請，本人予以支持。

該處作為教會用途，是善用社區資源的最佳方法。教會的運作特點，如活動時間集中，通常安靜有秩序，比部分商業用途對鄰里產生的干擾更少。

本人支持這個改變，因為它促進社區和諧，並帶來實質的效益。

舖位在商場內，性質與商業用途接近，不會與「住宅（甲類）」地帶的規劃意向相牴觸。

教會透過其社會服務，將成為地區的正面力量，而非負擔。
申請已考慮周全，保證在交通和消防上不會對環境造成不良影響。

希望城規會從粉嶺居民的實質好處出發，盡快予以批准。

此致
城市規劃委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251031-181955-98566

提交限期

Deadline for submission:

31/10/2025

提交日期及時間

Date and time of submission:

31/10/2025 18:19:55

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/302

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yau Kwan Yin

意見詳情

Details of the Comment :

支持規劃申請A/FSS/302之陳述

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間購物廣場G1B鋪設立教堂的規劃申請。

該處所目前空置，將其活化為教會，是善用社區資源的最佳方法。教會的運作特點，如活動時間集中，通常安靜有秩序，比部分商業用途對鄰里產生的干擾更少。

我們支持這個改變，因為它促進社區和諧：

無衝突性：鋪位在商場內，性質與商業用途接近，不會與「住宅（甲類）」地帶的規劃意向相牴觸。

積極貢獻：教會透過其社會服務，將成為地區的正面力量，而非負擔。

安全保證：申請已考慮周全，保證在交通和消防上不會對環境造成不良影響。

希望城規會從社區效益出發，考慮到這項申請對粉嶺居民的實質好處，盡快予以批准。

此致

城市規劃委員會

姓名：游群燕

電郵：

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251031-214519-04538

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 31/10/2025 21:45:19

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/302

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kwan Chiu Hang Rick

意見詳情
Details of the Comment :

敬啟者：

本人支持中國基督教播道會恩福堂在粉嶺牽晴間廣場設立教會。

該處所現時空置，將其活化為教會，是善用社區資源的方法。教會的運作時間集中，一般是安靜而有秩序，對鄰里產不會做成干擾。

我支持這個改變，因為它促進社區和諧：

無衝突性：舖位在商場內，性質與商業用途相近，不會與「住宅（甲類）」地帶的規劃意向相牴觸。

積極貢獻：教會透過其社會服務，將成為地區的正面力量，而非負擔。

安全保證：申請已考慮周全，保證在交通和消防上不會對環境造成不良影響。

希望城規會從社區效益出發，考慮到這項申請對粉嶺居民的實質好處，盡快予以批准。

此致
城市規劃委員會

姓名： Kwan Chiu Hang Rick

電郵：

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月31日星期五 12:53
收件者: tpbpd/PLAND
主旨: A/FSS/302
類別: Internet Email

致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主旨：全力支持粉嶺分堂申請（A/FSS/302）

致城市規劃委員會

我是恩福堂多年會友，即使我不住在北區，我也為教會在牽晴間購物廣場設立新分堂的計劃（A/FSS/302）感到無比振奮和感恩！

我們教會的異象是將福音帶到更多角落，並提供全面的社會關懷，我們深知香港北部的家庭對福音和社區服務的需求非常大，粉嶺分堂的設立，代表著我們事工的視野正在擴大。它將成為一個堅固的基地，讓我們能夠有效地在北區推行各項福傳、教育和慈惠事工。這不僅是教會自身的成長，更是我們對香港社會承擔的責任。

我們支持的理據，完全基於四點核心事實：

1. 相容性：該用途與購物廣場內的商業用途相容。
2. 先例：申請符「住宅（甲類）」地帶已獲批准的規劃先例。
3. 效益：處所的面積與位置符合教會拓展社會福利及福傳使命的需要。
4. 安全：擬議發展不會造成交通及消防安全方面的不良影響。

請給予恩福堂這個機會，讓我們能在新的據點服務更多市民。我懇請貴會批准這項有助於社會公益的申請。

姓名：LAI KIT WAN

電郵：[REDACTED]

聯繫方式：電郵

Yahoo Mail: Search, organise, conquer

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月29日星期三 2:58
收件者: tpbpd/PLAND
主旨: A/FSS/302 Dawning Views Plaza Evangelical Free Church of China Yan Fook Church
類別: Internet Email

A/FSS/302 Evangelical Free Church of China Yan Fook Church

Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling

Site Area: 586sq.m

Zoning: "Res (Group A)"

Applied use: Religious Institution (Church)

Dear TPB Members,

Applications for religious institutions in shopping plaza are always approved. However, members have a duty to question certain aspects.

There are already two evangelical churches in the plaza:

Christian & Missionary Alliance Living Stones Alliance Church at Shop G19, G/F

Assembly of God Grace Light Church at Shop 101B, 1/F

So, what is the total floor area of the plaza and what percentage would be devoted to churches? A significant percentage is not desirable as Hong Kong is a secular society and the intention of the plaza is to provide a variety of facilities to the estate residents. These churches tend to be conservative in outlook and could exert influence on the local community.

And the additional impact on parking has been downplayed:

Dawning Views offers car parking and loading/unloading facilities on the first floor and ground floor of the Plaza, available to residents and users of the Composite Development. Visitors arriving by private vehicle can reach the Subject Premises via escalators connecting the first floor and the ground floor. Additional parking is available at the nearby Wah Sum Estate Car Park

The congregation would assemble at the same time but no data on the capacity and pattern of occupation of the Plaza and Wah Sum Estate parking. The latter is a PH estate and should prioritize the parking needs of estate residents.

Mary Mulvihill