

2025年 11月 1 8日

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

Appendix I for RNTPC

Paper No. A/YL-KTS/1106

This document is received on 2025-11-18  
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](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](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

& 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

2502408 21/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YC-KTS/ 1106
	Date Received 收到日期	2025 -11- 18

- 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)

God Power Association Limited 得力協會有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

### 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)	Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,271 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 591 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> 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 Kam Tin South OZP No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
06/10/2025 - 20/10/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/10/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 1.065 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 .not more than 0.2. m 米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 </div> <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>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</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(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

Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(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 .....591..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率 .....0.18..... ☒About 約
- Proposed site coverage 擬議上蓋面積 .....18..... % ☒About 約
- Proposed no. of blocks 擬議座數 .....7.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1..... 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  
.....3-5..... 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m <sup>2</sup> (ABOUT)	152 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B3	F3 WATER TANK AND CONTROL ROOM, AND PANTRY	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)
B5	STORAGE OF MISCELLANEOUS	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B6	STORAGE OF MISCELLANEOUS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B7	METER ROOM	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		591 m <sup>2</sup> (ABOUT)	591 m <sup>2</sup> (ABOUT)	

☐ 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]																																													
		<table><tr><th>STRUCTURE</th><th>USE</th><th>COVERED AREA</th><th>GROSS FLOOR AREA</th><th>BUILDING HEIGHT</th></tr><tr><td>B1</td><td>RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM</td><td>220 m<sup>2</sup> (ABOUT)</td><td>220 m<sup>2</sup> (ABOUT)</td><td>3.5 m (ABOUT)(1-STORY)</td></tr><tr><td>B2</td><td>RELIGIOUS ACTIVITIES ROOM</td><td>152 m<sup>2</sup> (ABOUT)</td><td>152 m<sup>2</sup> (ABOUT)</td><td>3.5 m (ABOUT)(1-STORY)</td></tr><tr><td>B3</td><td>F3 WATER TANK AND CONTROL ROOM, AND PANTRY</td><td>70 m<sup>2</sup> (ABOUT)</td><td>70 m<sup>2</sup> (ABOUT)</td><td>4 m (ABOUT)(1-STORY)</td></tr><tr><td>B4</td><td>STAGE FOR RELIGIOUS ACTIVITIES</td><td>54 m<sup>2</sup> (ABOUT)</td><td>54 m<sup>2</sup> (ABOUT)</td><td>5 m (ABOUT)(1-STORY)</td></tr><tr><td>B5</td><td>STORAGE OF MISCELLANEOUS</td><td>50 m<sup>2</sup> (ABOUT)</td><td>50 m<sup>2</sup> (ABOUT)</td><td>3 m (ABOUT)(1-STORY)</td></tr><tr><td>B6</td><td>STORAGE OF MISCELLANEOUS</td><td>15 m<sup>2</sup> (ABOUT)</td><td>15 m<sup>2</sup> (ABOUT)</td><td>3 m (ABOUT)(1-STORY)</td></tr><tr><td>B7</td><td>METER ROOM</td><td>30 m<sup>2</sup> (ABOUT)</td><td>30 m<sup>2</sup> (ABOUT)</td><td>3 m (ABOUT)(1-STORY)</td></tr><tr><td colspan="2">TOTAL</td><td>591 m<sup>2</sup> (ABOUT)</td><td>591 m<sup>2</sup> (ABOUT)</td><td></td></tr></table>	STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)	B2	RELIGIOUS ACTIVITIES ROOM	152 m <sup>2</sup> (ABOUT)	152 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)	B3	F3 WATER TANK AND CONTROL ROOM, AND PANTRY	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)	B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)	B5	STORAGE OF MISCELLANEOUS	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	B6	STORAGE OF MISCELLANEOUS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	B7	METER ROOM	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	TOTAL		591 m <sup>2</sup> (ABOUT)	591 m <sup>2</sup> (ABOUT)	
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## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Open space and activity area; landscaping area; pedestrian path; and fish pond.

.....

.....

.....

.....

.....

## 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)

January 2026

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> 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))</p> <p>.....</p> <p><input type="checkbox"/> 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)</p> <p><input checked="" type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (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</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>N/A</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	N/A	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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_____	_____																	
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (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</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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_____	_____																	
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## 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.

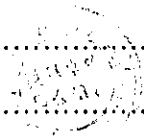
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>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。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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## 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 supplementary 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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）Position (if applicable)  
職位（如適用）Professional Qualification(s)  
專業資格☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

21/10/2025

(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<sup>@</sup>

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

<sup>@</sup> 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.  
在該靈灰安置所內，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	Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	<div> <div>3,271</div> <div>sq. m 平方米</div> <div><input checked="" type="checkbox"/> About 約</div> </div> <div> <div>(includes Government land of 包括政府土地</div> <div>N/A</div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約)</div> </div>		
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	591 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	7	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 - 5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	18 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> 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	N/A
	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)	N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	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)	N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/filling of land of/at the Site; As-built drainage proposal; Existing drainage records; and Fire service installations proposal.</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		

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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant is a religious charitable institution under Section 88 of the *Inland Revenue Ordinance*, who is seeking to operate a religious institution with a view to offering a wide array of spiritually enriching opportunities to members of the institution, particularly for those with spiritual and emotional needs, to enhance their well-being, and to develop positive relationships with their friends, family members, and others under the Christian faith. The applicant intends to make use of the Site to provide a haven for people with desire to worship God, which aims to create an inclusive and supportive environment where individuals can thrive on personal development and foster meaningful spiritual connections with God among the members of the institution.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15. According to the Notes of the OZP, *'Religious Institution'* is a Column 2 uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The Site is mainly surrounded by hobby farm, orchard, cultivated land, unused/vacant land, and some residential dwellings and temporary structures. Given the scale and nature of the proposed development, it is considered not incompatible with the surroundings. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise fallow agricultural land in the New Territories.
- 2.3 The Site is subject of 2 previous applications (Nos. A/YL-KTS/779 and A/YL-KTS/857) for *'Place of Recreation, Sports or Culture (Hobby Farm)'* submitted by the same applicant, which were approved by the Board on a temporary basis for a period of 3 to 5 years between 2018 and

2020. During the approval period of the previous application No. A/YL-KTS/857, the applicant had complied with all planning conditions.

2.4 Several applications for 'Religious Institution' (Nos. A/YL-KTS/824, 910 and 979) were approved by the Board within the "AGR" zone on the same OZP in the past 5 years. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone.

2.5 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal, an as-built drainage proposal with the same drainage facilities as those implemented and maintained under previous planning application Nos. A/YL-KTS/779 and A/YL-KTN/857, and a set of photographic record of the existing drainage facilities to support the current application (**Appendices I to III**).

### 3) Development Proposal

3.1 The Site occupies an area of 3,271 m<sup>2</sup> (about) (**Plan 3**). A total of 7 structures is proposed for religious activities room, site office, reception, washroom, fire service water tank and control room, pantry, stage for religious activities, storage of miscellaneous items, and meter room uses with total gross floor area (GFA) of 591 m<sup>2</sup> (about) (**Plan 4**). The remaining uncovered area will be reserved for open space and activity area, landscaping area, pedestrian path, and an existing pond. Details of the development parameters are provided at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Site Area</b>	3,271 m <sup>2</sup> (about)
<b>Covered Area</b>	591 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,680 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.18 (about)
<b>Site Coverage</b>	18% (about)
<b>No. of Structure</b>	7
<b>Total GFA</b>	591 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	591 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 5 m (about)
<b>No. of Storey</b>	1



- 3.2 The operation hours of the proposed development are from 09:00 to 21:00 daily, including public holidays. The site office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. It is estimated that 5 staff members will station at the Site. No overnight accommodation will be provided at the Site.
- 3.3 A portion of the Site has been hard-paved with concrete of not more than 0.2 m in depth (about 1,065 m<sup>2</sup>; 33% of the Site) for the provision of pedestrian circulation area and site formation of structures. The current application for filling of land intends to regularise the existing hard-paving at +5.7 mPD. The extent of the hard-paving has been kept to a minimum to meet the operational need. The applicant will strictly follow the scheme and no further filling of land will be carried out. The remaining area of the Site will remain unpaved for the provision of open space and activity area and landscaping area (about 1,980 m<sup>2</sup>; 60% of the Site). The existing pond at the Site (about 226 m<sup>2</sup>; 7% of the Site) will remain undisturbed (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The religious institution is to provide worshipping and fellowship services for members of the institution. Support groups and related activities, including sermons, Bible discussions, prayer meetings and meditation retreats will be offered to provide a wide array of spiritually enriching opportunities to better support the physical, mental, and spiritual needs of members of the institution. The religious activities will be mainly held on Saturdays, Sundays and public holidays, and during non-peak hours on weekdays. No burning activities such as burning of joss papers and offerings, incense or candles will be allowed at the Site. Some passive activities such as Bible study picnics and spiritual reflections through farming practice are also proposed in the open space and activity area to observe God's creation.
- 3.5 The Site is accessible from Kam Sheung Road Station Public Transport Interchange (PTI) via a footpath connecting Kam Ho Road (**Plan 1**). Given that there is no vehicular access connecting the Site, no parking and loading/unloading (L/UL) spaces will be provided at the Site. Daily necessities will be hand-carried or delivered with trolleys by staff from Kam Sheung Road Station PTI. Hence, no L/UL space will be required at the Site. The same logistics arrangement has been continuously adopted since the approval of the previous application No. A/YL-KTS/779 in 2018.

- 3.6 Prior booking will be required for visitors to access the Site. Kam Sheung Road Station PTI, where frequent railway, franchised bus, and Green Minibus (GMB) services are available, is approximately 400 m to the northeast of the Site. Visitors and staff will gain access to the Site by public transportation services at Kam Sheung Road PTI. Staff will meet visitors at the designated meeting point at Kam Sheung Road PTI and lead visitors to the Site. Visitors will be reminded not to access the Site by driving as there will be no parking space available. Details of the public transportation services in the vicinity of the Site are enclosed at **Appendix IV**.
- 3.7 As the proposed development is solely for religious use with ancillary passive activities, it is anticipated that no excessive noise would be generated. No public announcement system or any form of audio amplification system will be used at the Site. All outdoor lighting within the Site will be switched off beyond the operation hours to alleviate the potential nuisance to the surrounding area.
- 3.8 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area.
- 3.9 During the operation, the major source of wastewater will be sewage from the washroom. As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes 1/23* when designing the on-site sewage system within the Site.

#### **4) Conclusion**

- 4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. submission of an FSI proposal, an as-built drainage proposal with the same drainage facilities as those implemented and maintained under previous planning application Nos. A/YL-KTS/779 and A/YL-KTN/857,

and a set of photographic record of the drainage facilities to alleviate any potential adverse impact that would have arisen from the proposed development (**Appendices I to III**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Planning Limited**

**October 2025**

## **LIST OF APPENDICES**

<b>Appendix I</b>	Fire service installations proposal
<b>Appendix II</b>	As-built drainage proposal
<b>Appendix III</b>	Photographic record of the existing drainage facilities
<b>Appendix IV</b>	Public transportation services in the vicinity of the Site

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Plan showing the filling of land at the Site

## **LIST OF APPENDICES**

<b>Appendix I</b>	Fire service installations proposal
<b>Appendix II</b>	As-built drainage proposal
<b>Appendix III</b>	Photographic record of the existing drainage facilities
<b>Appendix IV</b>	Public transportation services in the vicinity of the Site

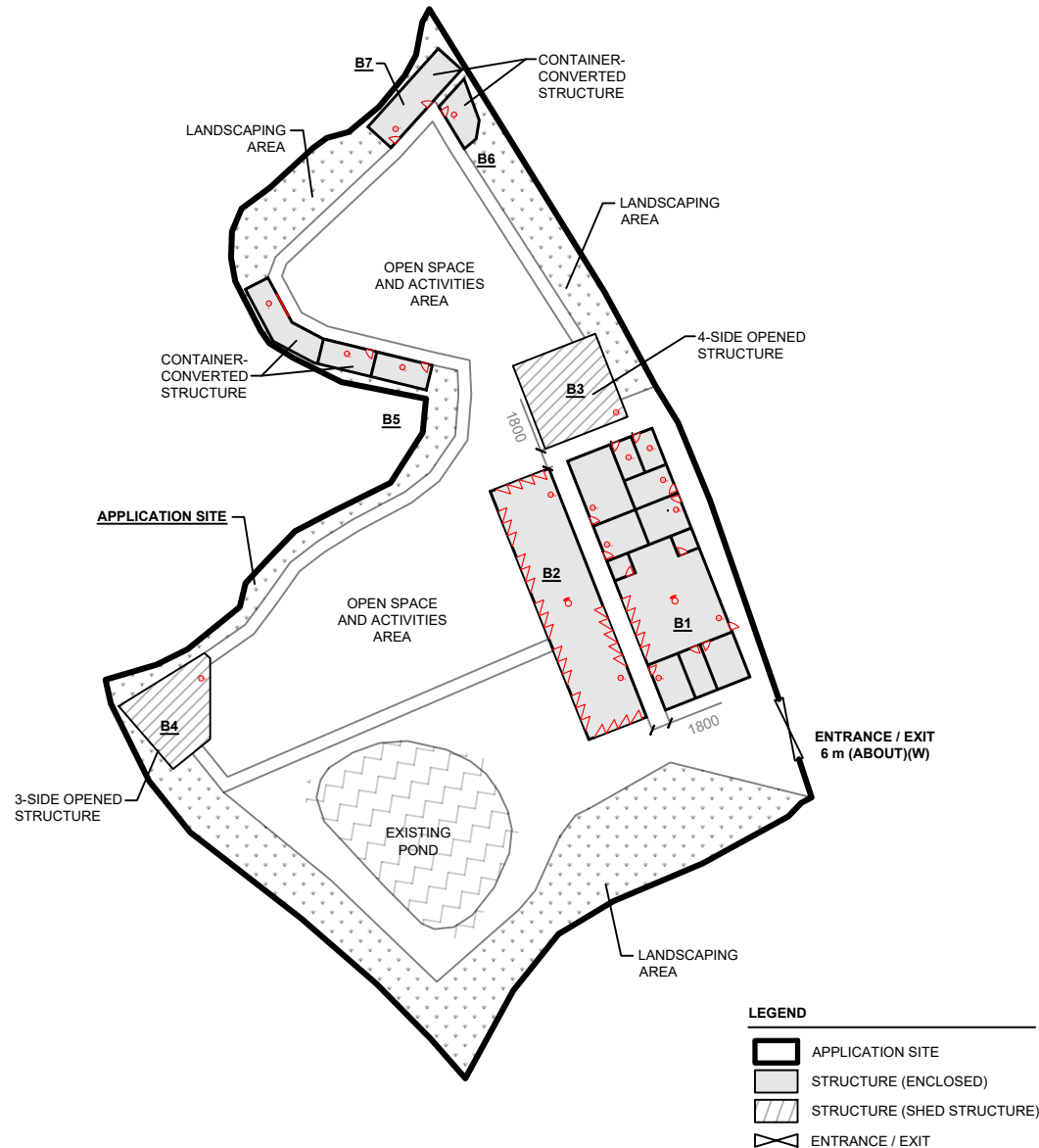
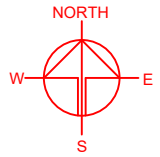
## **Appendix I**

### Fire service installations proposal



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 591 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,680 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 591m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 591 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m <sup>2</sup> (ABOUT)	152 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	STORAGE OF MISCELLANEOUS	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF MISCELLANEOUS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	METER ROOM	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		591 m <sup>2</sup> (ABOUT)	591 m <sup>2</sup> (ABOUT)	



## FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG POWDER-TYPE FIRE EXTINGUISHER

## FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
- WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

14.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX

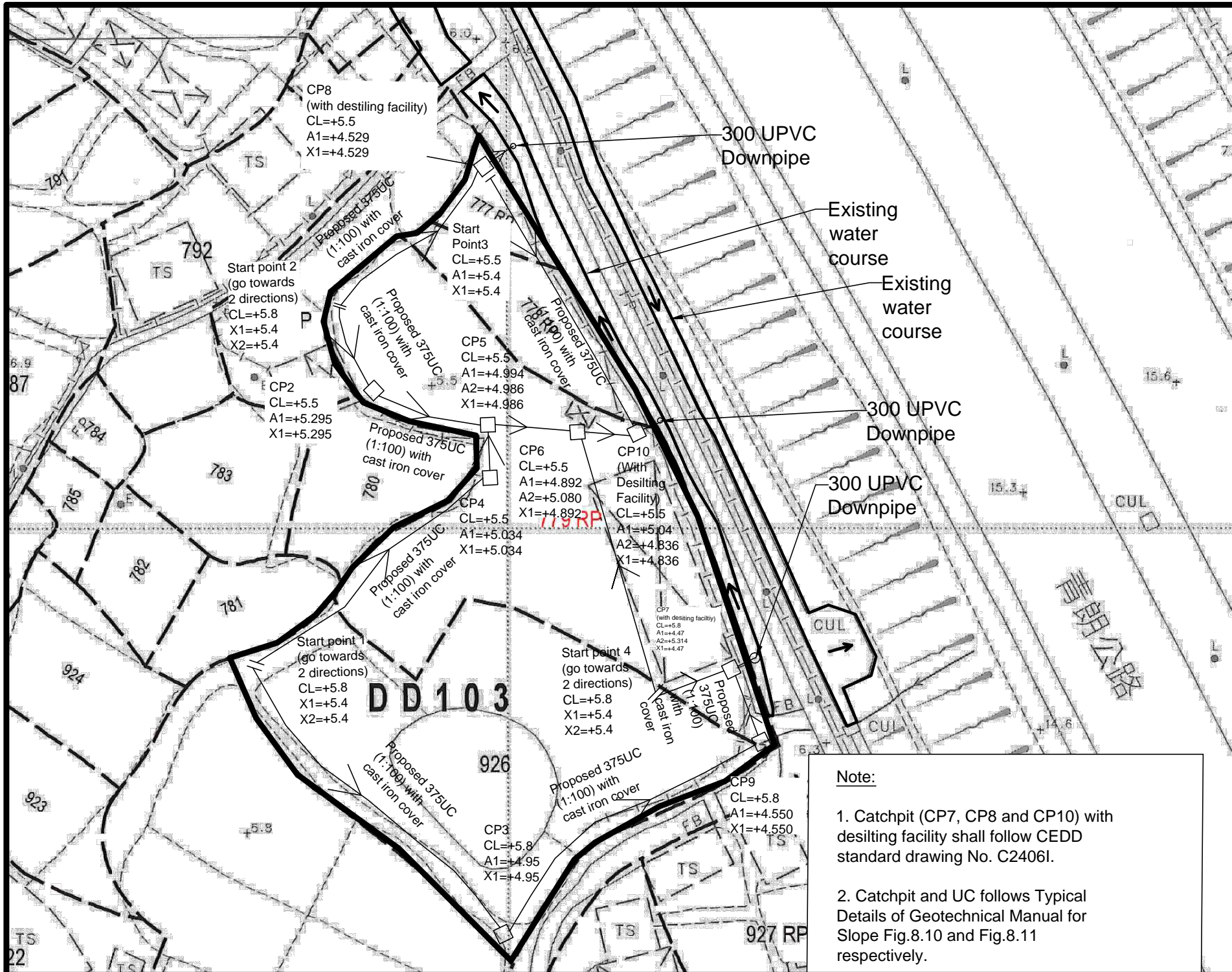
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## **Appendix II**

### As-built drainage proposal





Legend:

→ Proposed 450UC (1:100) with cast iron cover

→ Existing Water Course

□ Proposed Catchpit

⊕ Existing Level

Company:

恆協工程有限公司  
Handship Engineering Company Limited

Project:

Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years in "Agriculture" Zone, Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories

Title:

Drainage Proposal-Layout

Dwg No:	File:
Fig.3	Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long
Date:	
7 Feb 2020	

Note:

1. Catchpit (CP7, CP8 and CP10) with desilting facility shall follow CEDD standard drawing No. C24061.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室

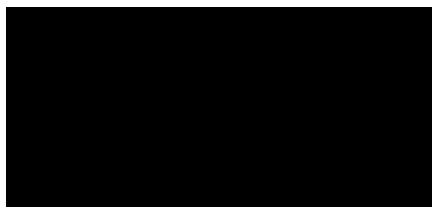


## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/779  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post**



22 May 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -  
- Submission of Drainage Proposal**

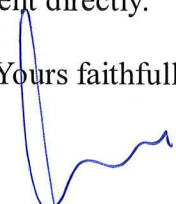
**Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 3 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/779)**

I refer to your submission dated 18.3.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

  
( Ms. Winnie LAU )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

C.C.  
DSD

(Attn.: Mr. Bill CHAN)

Internal  
CTP/TPB

Appendix

*Comments from the CE/MN of DSD:*

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.



# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/779  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post**

13 July 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (f) -  
- Implementation of Drainage Proposal  
Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 3 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/779)**

I refer to your submission dated 3.6.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

( Ms. Winnie LAU )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

C.C.

DSD

Internal

CTP/TPB

(Attn.: Mr. Bill CHAN)

WL/IC/CL/ak

**Appendix**

*Comments of the Chief Engineer/ Mainland North of Drainage Services Department*

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.



## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/857  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/3168 4075

**By Post & Fax (2323 3662)**

23 June 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)  
- the submission of a record of the existing drainage facilities on site  
Temporary Place of Recreation, Sport or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/857)**

I refer to your submission dated 11.3.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

  
(Anthony LUK)

District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

c.c.  
DSD  
Internal  
CTP/TPB

(Attn.: Mr. Bill CHAN)

AL/IC/ol

Appendix

*Comments of the Chief Engineer/Mainland North, Drainage Services Department:*

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in Appendix.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,



District Planning Officer  
Planning Services Unit & Yuen Long East  
Planning Department

### **Appendix III**

Photographic record of the existing drainage facilities









**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6**





**Viewpoint 7**



**Viewpoint 8**





**Viewpoint 9**



**Viewpoint 10**



**Viewpoint 11**



**Viewpoint 12**





**Viewpoint 13**



**Viewpoint 14**





**Viewpoint 15**



**Viewpoint 16**

#### **Appendix IV**

##### **Public transportation services in the vicinity of the Site**

#### Appendix IV – Public transportation services in the vicinity of the Site

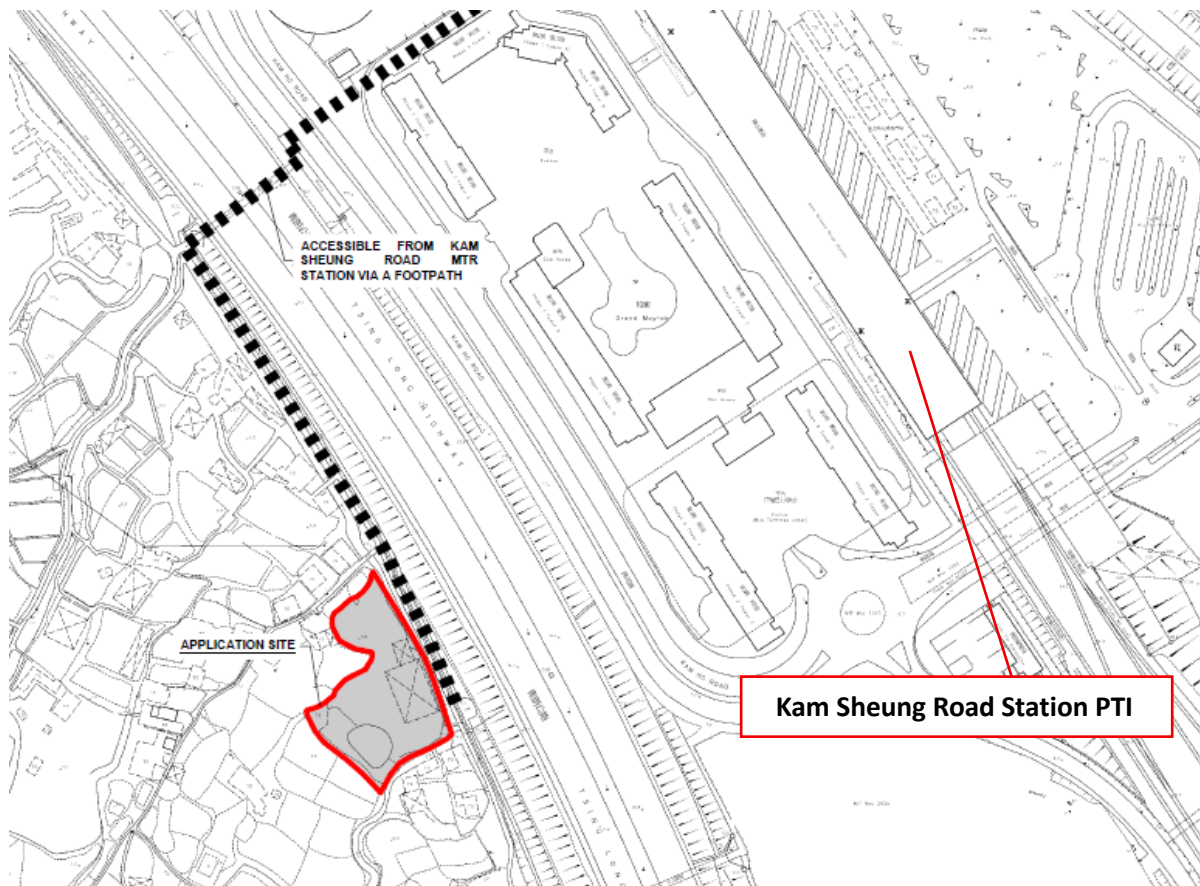
**Figure 1 – Public transportation services during the operation hours of the Site**

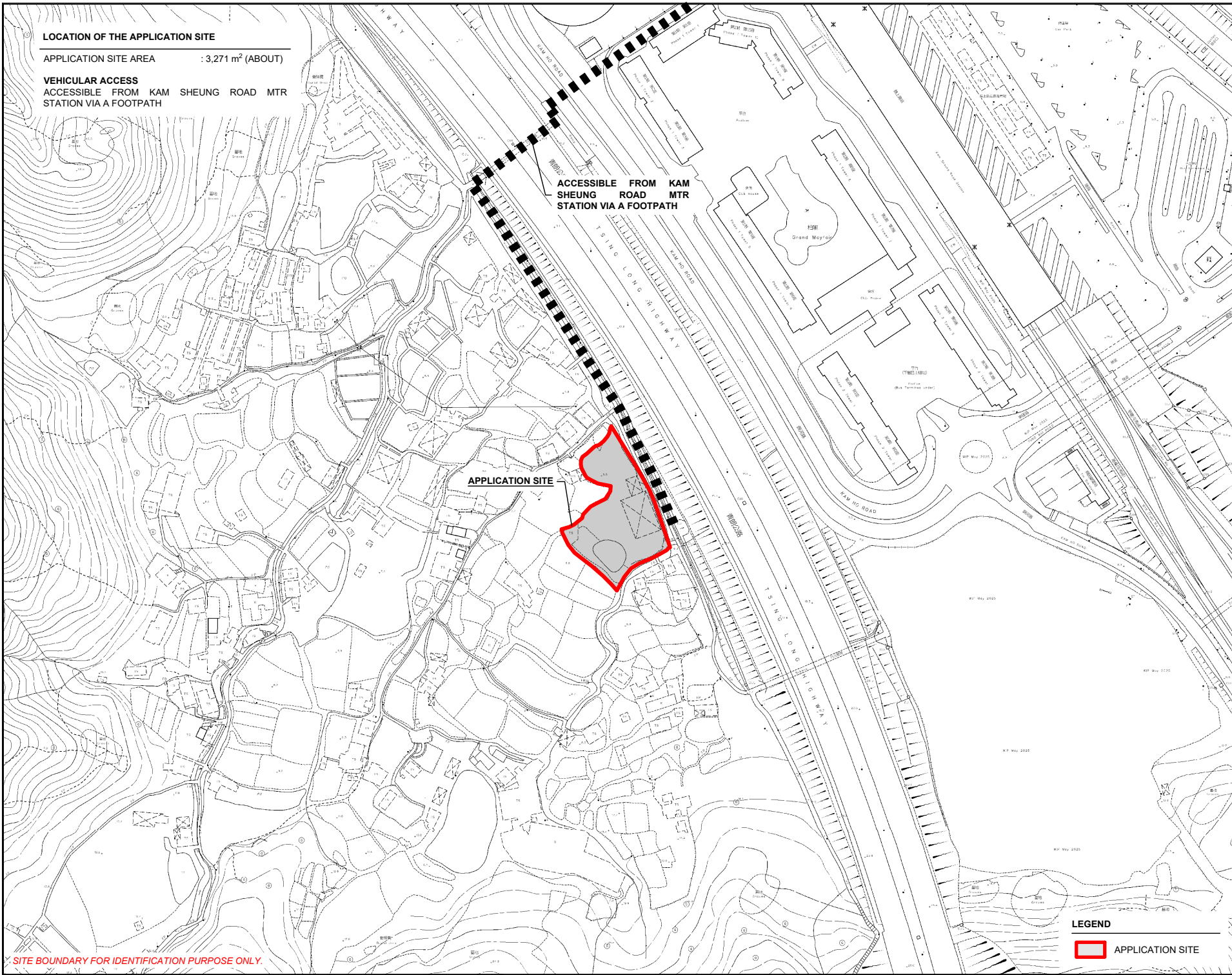
Route	Termination Points		Frequency (mins) <sup>1</sup>
MTR			
Tuen Ma Line	Tuen Mun	Wu Kai Sha	2.7 - 7.3
Franchised Bus			
54	Yuen Long (West)	Sheung Tsuen	30
64K	Yuen Long (West)	Tai Po Market Station	8 - 12
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	12 - 25
251A	Sheung Tsuen	Kam Sheung Road Station	15 - 20
251B	Sheung Tsuen	Pat Heung Road	20 - 25
251C	Yuen Long	Kong Ha Wai	30
268	Yau Pok Road Housing (South)	Pat Heung Road	30
A36	Airport	Kam Sheung Road Station	15 - 30
GMB			
71	Yuen Long (Tai Hang Street)	Shek Wu Tong (Ho Pui)	15
71A	Kam Sheung Road Station	Cheung Po Tsuen	20 - 30
72	Yuen Long (Tai Hang Street)	Lui Kung Tin	10
78	Lok Ma Chau (San Tin)	Pat Heung Road	20 - 25
78A	Kam Sheung Road Station	Pat Heung Road	15 - 17
601	Yuen Long (Fung Cheung Road)	Pak Wai Tsuen	10 - 20
601B	Kam Sheung Road Station	Pak Wai Tsuen	20
602	Yuen Long (Fung Cheung Road)	Tai Kong Po	15 - 20
602C	Yuen Long (Fung Cheung Road)	Kam Sheung Road Station	20
608	Yuen Long (Fung Cheung Road)	Wang Toi Shan	10 - 13
608S	Kam Sheung Road Station	Concordia	15 - 30
620	Kam Sheung Road Station	Park YOHO	10 - 15

<sup>1</sup> Source: HKeMobility



**Figure 2 – Location of public transportation services**





#### LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m<sup>2</sup> (ABOUT)

#### VEHICULAR ACCESS

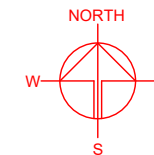
ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA A FOOTPATH

ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA A FOOTPATH

APPLICATION SITE

#### LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

14.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

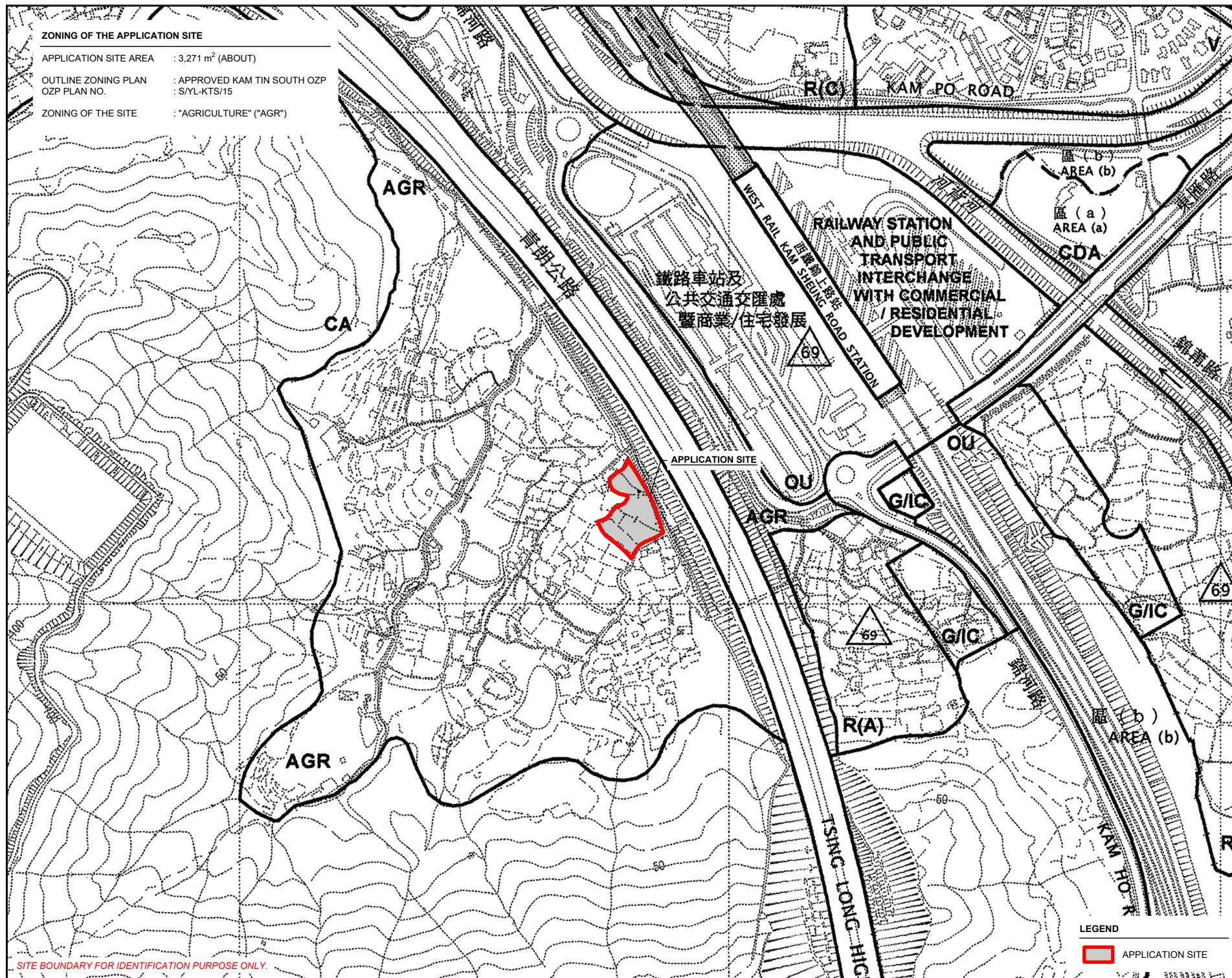
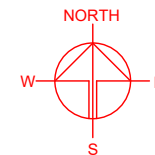
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : S/YL-KTS/15  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
RELIGIOUS INSTITUTION WITH  
ANCILLARY FACILITIES AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

14.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

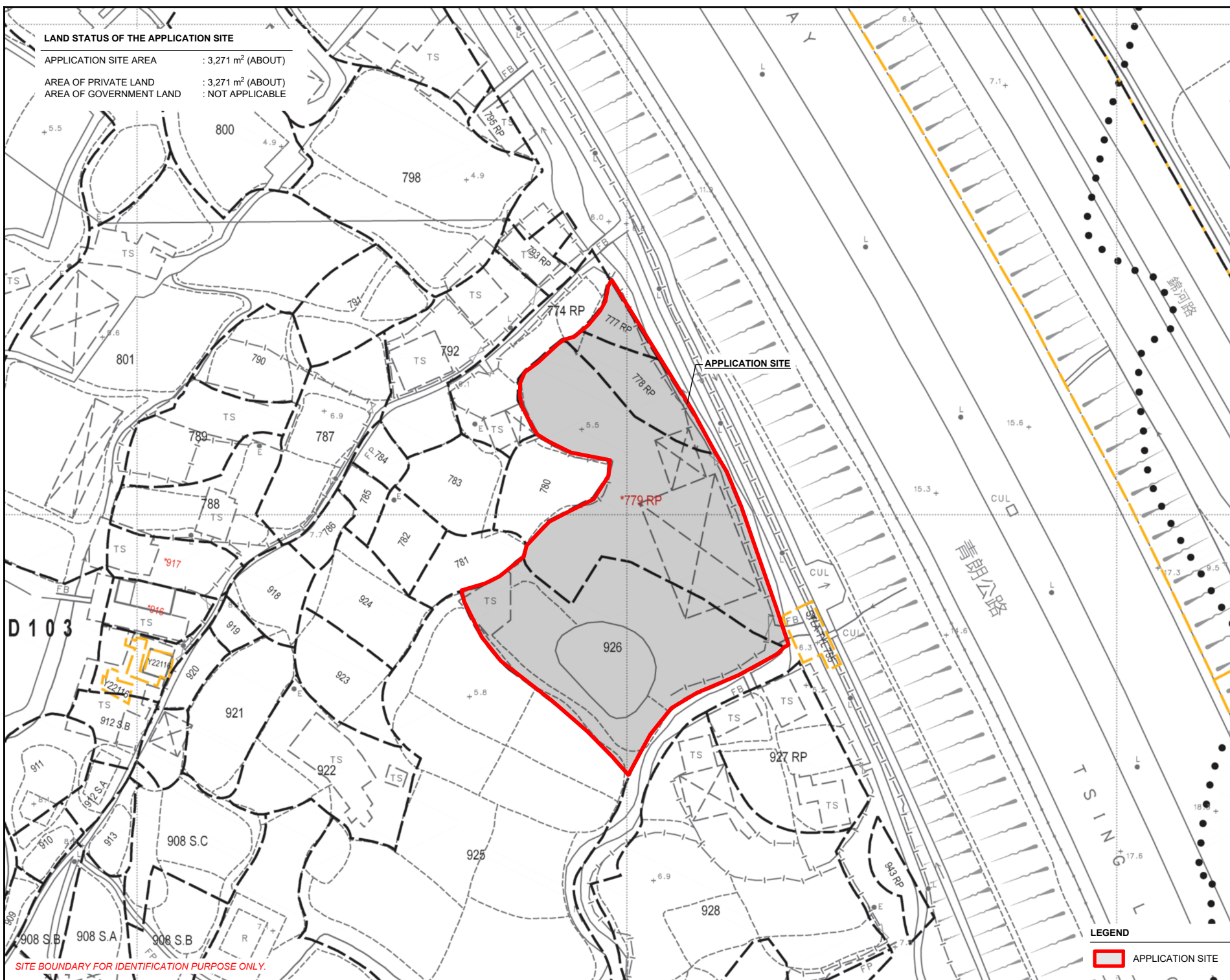
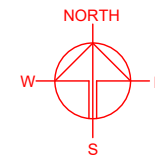
VER.

001



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,271 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 RELIGIOUS INSTITUTION WITH  
 ANCILLARY FACILITIES AND  
 ASSOCIATED FILLING OF LAND  
 FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM  
 TIN, YUEN LONG, NEW  
 TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

14.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

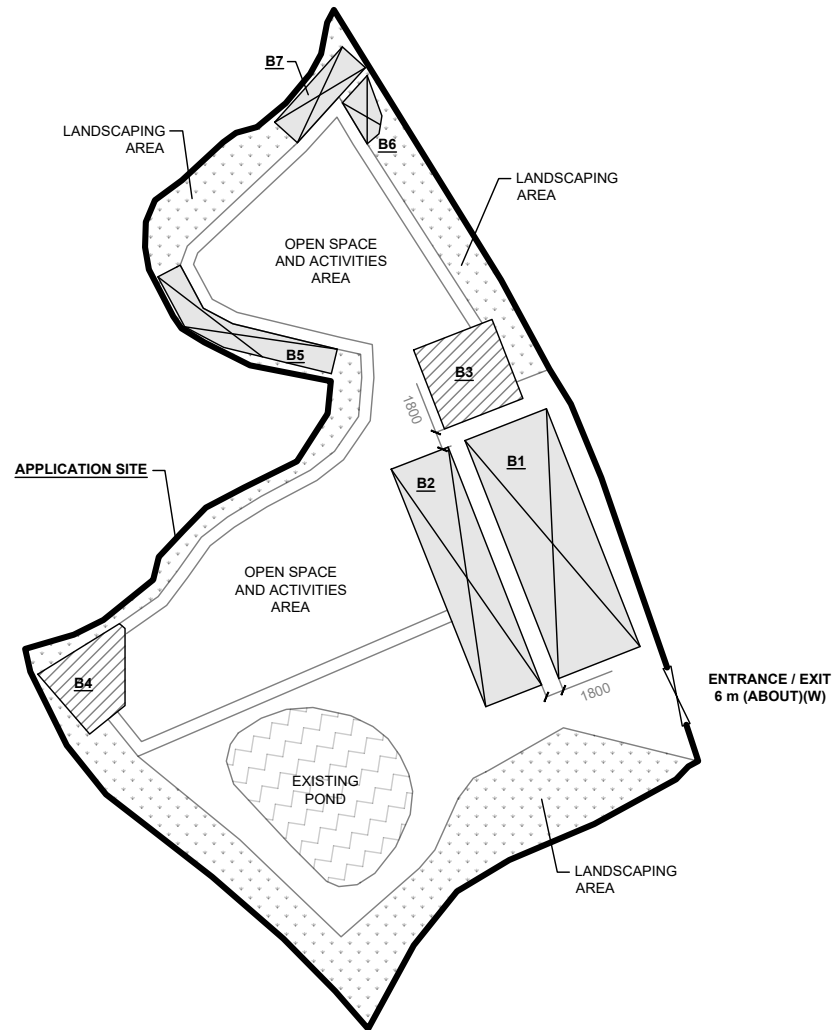
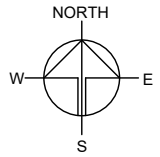
VER.

001

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 591 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,680 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 591m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 591 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m <sup>2</sup> (ABOUT)	152 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	STORAGE OF MISCELLANEOUS	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF MISCELLANEOUS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	METER ROOM	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		591 m <sup>2</sup> (ABOUT)	591 m <sup>2</sup> (ABOUT)	



## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	ENTRANCE / EXIT

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY MN DATE 14.10.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001



# FILLING OF LAND AREA OF THE APPLICATION SITE

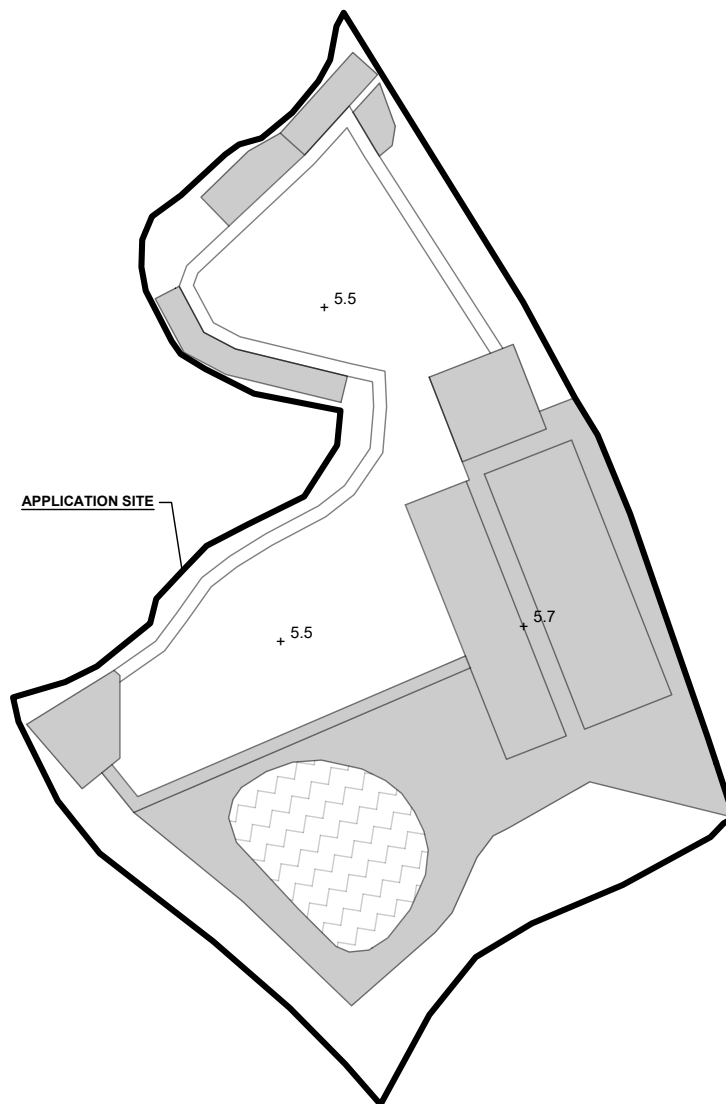
APPLICATION SITE AREA : 3,271 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING OF LAND AREA : 1,065 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 EXISTING SITE LEVEL : +5.5 mPD TO 5.7 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION AREA

EXISTING POND AREA : 226 m<sup>2</sup> (ABOUT)  
 USE OF POND : FISHING ACTIVITIES

REMAINING AREA : 1,980 m<sup>2</sup> (ABOUT)  
 USE OF REMAINING AREA : LANDSCAPING AREA, OPEN SPACE AND ACTIVITIES AREA

ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED.

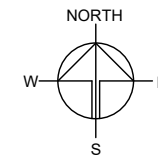
THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 14.10.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE  
FILLING OF LAND AREA

DWG NO. PLAN 5 VER. 001

Our Ref. : DD103 Lot 779 RP  
Your Ref. : TPB/A/YL-KTS/1106

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

**By E-mail**

24 November 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Religious Institution with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1106)**

We write to submit supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

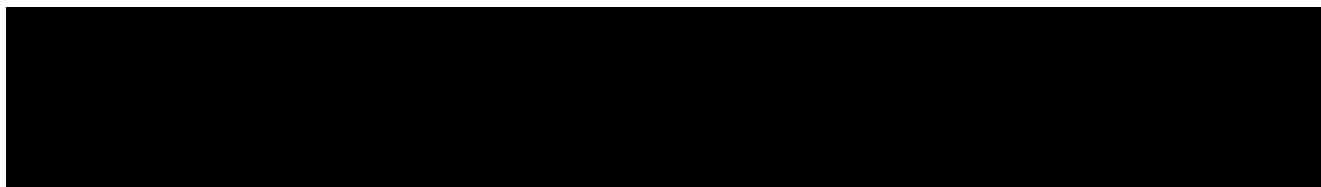


**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Anna TONG

email: akytong@pland.gov.hk )



**Supplementary Information**

**Proposed Temporary Religious Institution with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1092)**

- (i) The applicant provides the following clarifications in support of the application:
- the applicant, God Power Association Limited, is a charitable institution under Section 88 of the *Inland Revenue Ordinance*. Please refer to the letter issued by the Inland Revenue Department at **Annex 1**;
  - the Memorandum of Association (MOA) of God Power Association Limited (the Association/the applicant) enclosed at **Annex 2** is sufficient to prove that the applicant is a bona fide religious organisation. Please refer to the third part of the MOA for the objects for which the Association is established; and
  - the photographic records of the drainage facilities enclosed at Appendix III of the original submission was taken by the applicant on 15.8.2025.

**Annex 1**

Letter showing the status of charitable institution  
under Section 88 of the Inland Revenue Ordinance



稅務局  
香港灣仔告士打道 5 號  
稅務大樓

**INLAND REVENUE DEPARTMENT**

REVENUE TOWER  
5 GLOUCESTER ROAD, WAN CHAI,  
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱 132 號稅務局局長收」  
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-  
COMMISSIONER OF INLAND REVENUE  
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.: D/JL/48556/2010

來函請註明本局檔案號碼

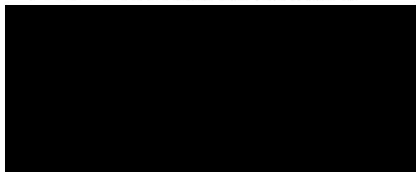
IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.: 91/11002

God Power Association Limited

c/o



電話 :  
Tel. No. : 2594 5300  
傳真號碼 :  
Fax No. : 2802 7625  
電郵 :  
E-mail : [taxinfo@ird.gov.hk](mailto:taxinfo@ird.gov.hk)

先生/小姐:

Dear Sir/Madam,

現 證 實 由 2 0 1 0 年 1 0 月 2 5 日 起

This is to confirm that with effect from 25 October 2010

得力協會有限公司

**GOD POWER ASSOCIATION LIMITED**

因 屬 公 共 性 質 的 慈 善 機 構 或 信 託 團 體 ,  
being a charitable institution or trust of a public character,

故 可 根 據 稅 務 條 例 第 八 十 八 條 獲 豁 免 繳 稅 。  
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長  
(王青平代行)

(Leonard C P WONG)

for Commissioner of Inland Revenue

2010年 11月 3 日

CPW:DL:cl:B329-18B

**Annex 2**  
Memorandum of Association

**MEMORANDUM**  
**AND**  
**ARTICLES OF ASSOCIATION**  
**OF**  
**GOD POWER ASSOCIATION LIMITED**  
**得力協會有限公司**

---

Incorporated the 25th day of October , 2010

---

**HONG KONG**

No. 1519838

[COPY]

**COMPANIES ORDINANCE (CHAPTER 32)**  
**CERTIFICATE OF INCORPORATION**

---

I hereby certify that

**GOD POWER ASSOCIATION LIMITED**  
**得力協會有限公司**

is this day incorporated in Hong Kong under the Companies Ordinance and that this company is limited.

Issued by the undersigned on 25 October 2010

(Sd.) Ms Ada L L CHUNG

.....  
*Registrar of Companies*  
*Hong Kong*

Note :

Registration of a company name with the Companies Registry does not confer any trade mark rights or any other intellectual property rights in respect of the company name or any part thereof.

THE COMPANY ORDINANCE (CHAPTER 32)

---

Company Limited By Guarantee  
And Not Having A Share Capital

---

MEMORANDUM OF ASSOCIATION

OF

GOD POWER ASSOCIATION LIMITED  
得力協會有限公司

---

First: - The name of the Company is " GOD POWER ASSOCIATION LIMITED 得力協會有限公司" (hereinafter called "the Association").

Second:- The registered office of the Association will be situated in Hong Kong.

Third:- The objects for which the Association is established are :-

- (a) To promote the extension and revival of the Christian religion locally and throughout the world and to preach the Gospel of Jesus Christ by public evangelism through the media and public communication.
- (b) To lead Christians to worship God in spirit and truth through church or other services.
- (c) To promote Christian fellowship in fraternal love and services among fellow believers.
- (d) To minister to people in need in the community and the world as an expression of Christian love.
- (e) To carry out, establish, construct, maintain, improve, manage, and superintend, or to assist in carrying out, establishment, construction, maintenance, improvement, management, or superintendence of non-profit making hospitals, colleges, libraries, study rooms and other establishments for study or training, kindergarten, nurseries, youth centres, publications office and bookstores, clinics, churches, chapels, Bible seminaries for institutes, child care centres, elderly centres, social services centres and other centres, institutions and establishments and stations for religious or charitable purposes in Hong Kong, Macau and Mainland China.



- (f) To establish, maintain, operate, manage, and carry on non profits-making schools or institutes in Hong Kong, Macau and Mainland China where students may obtain a sound religious and/or general education, and to provide for the delivery and holding of non-profit making lectures, exhibitions, meetings, classes and conferences calculated directly to advance the teaching and doctrines of the Gospel of Jesus Christ and/or both general and vocational education.
- (g) To initiate, plan, foster, assist and provide all forms of social welfare services, projects, activities and facilities in Hong Kong based on Christian love and doctrines of the Gospel of Jesus Christ either through the establishment, operation, management, superintendence and maintenance of various kinds of social welfare agents and establishment or otherwise for both general and specific purposes of promotion of Christian faith.
- (h) For the avoidance of doubt and notwithstanding any provisions to the contrary, the interpretation of this Memorandum of Association and Statement of Faith rests with Members and whose interpretation shall be final and conclusive.

Fourth:- For the purpose of giving effect to and carrying out the above objects, the Association shall have the following powers:-

- (a) On a non-profit making basis, to hold meetings, lectures, classes, conferences and exhibitions for the furtherance of religion, education or social welfare in Hong Kong.
- (b) On a non-profit making basis, to issue, print, publish, distribute and sell books, periodicals and other publications for the furtherance of religion, education or social welfare in Hong Kong .
- (c) To cooperate with other organizations of the same faith for the attainment of all or any of the objects herein.
- (d) To establish, undertake, superintend, administer, and contribute to any charitable fund from whence may be made donations to needy persons for educational, religious or charitable purpose, and to establish, contribute to or otherwise assist any educational, religious or charitable institutions or undertakings provided that none of the funds of the Association shall be paid to any institution or undertaking which pays or transfers directly or indirectly any part of its income or property by way of dividend, bonus, or otherwise howsoever by way of profit to its members.
- (e) To admit any persons to be members of the Association on such terms, and to confer on them such rights and privileges as may seem expedient.

- (f) To purchase, take on lease or in exchange, hire or otherwise acquire any real and personal estate which are deemed necessary or convenient for any of the objects of the Association. To construct, develop, built on, maintain, and alter any houses, buildings, or works necessary or convenient for the objects of the Association.
- (g) To obtain, accept and receive donations, sponsors, gifts, legacies and endowments for all or any of the objects herein provided and to support, invest in a reasonable and prudent manner in and grant and provide financial or other accommodation to establishments and institution which are charitable by nature.
- (h) To act as custodian, agent or manager of any property or fund for any charitable organizations or institutions.
- (i) To grant, sell, convey, assign, surrender, exchange, partition, yield up, mortgage, demise, reassign, transfer, or otherwise dispose of any lands, buildings, messuages, tenements, mortgages, debentures, funds, shares or securities which are for the time being vested in or belonging to the Association upon such terms as the Association may deem fit.
- (j) To borrow and raise any moneys and loans required for the objects of the Association upon such terms and on such securities as may be determined.
- (k) To invest the moneys of the Association not immediately required for its objects upon such securities in a reasonable and prudent manner as may from time to time be determined.
- (l) To refrain from all and any commercial business and speculation and from interfering in politics and from having any connection with any political body or party in Hong Kong, Macau or Mainland China.
- (m) To act as advisers and consultants to any association, institute or organization for any of the objects herein provided.
- (n) Subject to Clause Fifth, to hire, retain and employ all classes of persons and professionals (including members of the Association) necessary for the purposes of carrying out the works of the Association and to pay to them and other persons in return for services, wages, rent, free housing, housing allowance, gratuities, provident funds, pensions and other payments.
- (o) To draw, make, accept, indorse, discount, execute and issue promissory notes, drafts bills of exchange, cheque and other negotiable or transferable instruments.
- (p) To do all such other lawful things as are incidental or conducive to the

attainment of all or any of the objects set out above.

- Fifth:-
- (a) The income and property of the Association, whencesoever derived, should be applied solely towards the promotion of the objects of the Association as set forth in this Memorandum of Association.
  - (b) Subject to paragraph (d) below, no portion of the income and property of the Association shall be paid or transferred directly or indirectly, by way of dividend, bonus, or otherwise howsoever by way of profit, to the members of the Association.
  - (c) No member of the Board of Directors or governing body of the Association shall be appointed to any salaried office of the Association, or any office of the Association paid by fees and no remuneration or other benefit in money's worth shall be given by the Association to any member of the Board of Directors or governing body.
  - (d) Nothing herein shall prevent the payment, in good faith, by the Association of reasonable and proper remuneration to any officer or servant of the Association, or to any member of the Association not being a member of the Board of Directors or governing body of the Association in return for any services actually rendered to the Association.

Sixth :- The liability of the members is limited.

Seventh:- Every member of the Association undertakes to contribute to the assets of the Association in the event of its being wound up while he is a member, or within 1 yeas afterwards, for payment of the debts and liabilities of the Association contracted before he ceases to be a member, and the costs, charges and expense of winding up, and for the adjustment of the rights of the contributories among themselves, such amount as may be required not exceeding \$100.

Eighth:- If upon the winding up or dissolution of the Association there remains, after satisfaction of all its debts and liabilities, any property whatsoever, the same shall not be paid to or distributed among the members of the Association, but shall be given or transferred to some other institution or institutions having objects similar to the objects of the Association, and which shall prohibit the distribution of its or their income and property among its or their members to an extend at least as great as is imposed on the Association under or by virtue of Clause Fifth hereof, such institution or institutions to be determined by the members of the Association at or before the time of dissolution, and in default thereof by a Judge of the High Court of Hong Kong having jurisdiction in regard to charitable funds, and if and so far as effect cannot be given to the aforesaid provision, then to some charitable objects.

Ninth :- True accounts shall be kept of the sums of money received and expended by the Association, and the matter in respect of which such receipt and expenditure takes place, and of the property, credits, and liabilities of the Association; and, subject to any reasonable restrictions as to the time and manner of inspecting the same that may be imposed in accordance with the regulations of the Association for the time being, shall be open to the inspection of the members. Once at least in every year, the accounts of the Association shall be examined and the correctness of the balance sheet ascertained by one or more authorized auditor or auditors.

Tenth :- The general application of the Seventh Schedule of the Companies Ordinances (Chapter 32) of the Laws of Hong Kong should be excluded.

WE, the several persons whose names, addresses and descriptions are hereto given below, wish to form a Company in pursuance of this Memorandum of Association

Names, Addresses and Descriptions of Signatories

(Sd.) Szeto Yuk Lin  
(司徒玉蓮)



(Sd.) Ngai Kung Sang  
(倪贛生)



(Sd.) Chen Chau Lin  
(陳秋蓮)



Dated the 20th day of September 2010.

WITNESS to the above signatures:

Address :-  
23<sup>rd</sup> Floor, Regent Centre  
88 Queen's Road Central  
Hong Kong

(Sd.) Leung Man Man of  
K. M. Lai & Li  
Solicitor HKSAR

THE COMPANY ORDINANCE (CHAPTER 32)

---

Company Limited By Guarantee  
And Not Having A Share Capital

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GOD POWER ASSOCIATION LIMITED  
得力協會有限公司

Preliminary

1. In the interpretation of these Articles unless there is something in the subject inconsistent therewith the following words and expressions shall have the following meaning :-

"The Board" means the meetings of the Directors as defined in the Companies Ordinance.

"The Association" means the "GOD POWER ASSOCIATION LIMITED 得力協會有限公司".

"The Directors" means the Board of Directors for the time being entitled to hold office and act as the Directors of the Association or (as the context may require) the majority present and voting at a meeting of Directors.

"The Chairman" and "Vice-chairman" means the Chairman and Vice-chairman of the Board of Directors.

"The Ordinance" means the Companies Ordinance of Hong Kong or any statutory modification or re-enactment thereof for the time being in force or any ordinance replacing or repealing the same.

"The Statement of Faith" means Statement of Faith announced hereto as Schedule I.

"In writing" means written, printed or lithographed or in any other mode of representing or reproducing words in visible form.

Words denoting masculine gender shall include feminine or neuter gender.

**Objects**

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

**Members**

3. The number of members with which the Association proposes to be registered is not to

exceed 2,000.

4. The founder members to the Memorandum of Association and such other churches, institutions and individuals, admitted to membership in accordance with this Articles, and none others, shall be members of the Association.
5. Any church, institution or individual desiring to become a member of the Association shall agree to subscribe to the Statement of Faith the Association stated in the Schedule I hereto.
6. The members of the Association shall be divided into (a) church members (b) institution members and (c) individual members.
7. Any member who refuses to comply with any article or by-law of the Association shall be expelled from the Association by special resolution. One month's notice shall be given to the member upon such a decision. The member may appoint a representative to attend such a general meeting and the representative shall participate in the discussion process, and he shall not be present at the voting or take part in the proceedings unless the general meeting approve otherwise.

#### **General Meetings**

8. The first general meeting shall be held at such time, not being less than one month or more than three months after the incorporation of the Association, and such place, as the Directors may determine.
9. A general meeting shall be held once in every calendar year at such time (not being more than 15 months after the holding of last preceding general meeting) and place as may be determined by the Board. In default of such general meeting being so held, a general meeting may be convened by any four members in the same manner as nearly as possible as that in which meetings are to be convened by the Board.
10. The above-mentioned general meetings shall be called annual general meetings; all other general meetings shall be called extraordinary general meetings.
11. The Chairman of the Board or any four members thereof may, whenever he or they think fit, convene an extraordinary general meeting. An extraordinary general meeting shall also be convened on the requisition in writing of any four members of the Association or on such requisition as provided by Section 113 of the Ordinance.

#### **Notice of General Meetings**

12. An annual general meeting and a meeting called for the passing of a special resolution shall be called by 21 days' notice in writing at the least, and a meeting of the Association other than an annual general meeting or a meeting for the passing of a special resolution shall be called by 21 days' notice in writing at the least. The notice shall be exclusive of the day on which it is served or deemed to be served and of the



day for which it is given, and shall specify the place, the day and the hour of meeting and, in case if special business, the general nature of that business and shall be given, in manner hereinafter mentioned or in such other manner, if any, as may be prescribed by the Association in general meeting, to such persons as are, under the articles of the Association, entitled to receive such notice from the Association.

Provided that a meeting of the Association shall, notwithstanding that it is called by shorter notice than that specified in this article be deemed to have been duly called if it is so agreed :-

- (a) in the case of a meeting called as the annual general meeting, by all the members entitled to attend and vote thereat; and
  - (b) in the case of any other meeting, by a majority in number of the members having a right to attend and vote at the meeting, being a majority together representing not less than 95 per cent of a total voting rights of all the members entitled to attend and vote at that meeting.
13. The accidental omission to give notice of a meeting to, or the non-receipt of notice of meeting by, any person entitled to receive notice shall not invalidate the proceedings at any meeting.

#### **Proceedings at General Meetings**

14. All business shall be deemed special that is transacted at an extraordinary general meeting, and all that is transacted at an annual general meeting, with the exception of the consideration of the accounts, balance sheet, and the ordinary report of the Directors and auditors, the election of Directors and other officers in place of those retiring or the fixing of the remuneration of the auditors.
15. No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business. Save as herein otherwise provided the quorum for any general meeting shall be 50 percent of the members present in person or by proxy.
16. If within half an hour from the time appointed for the meeting a quorum is not present, the meeting, if convened upon the requisition of members, shall be dissolved; in any other case it shall stand adjourned to the same day in the following week, at the same time and place, and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the members present shall be a quorum.
17. The Chairman of the Board of Directors and in his absence the Vice-chairman shall preside as Chairman at every general meeting of the Association.
18. If at any general meeting the Chairman of the Board of Directors is not present, the Vice-chairman shall take the chair in his place, and if the Chairman and the Vice-chairman shall not be present within 15 minutes after the time appointed for the



meeting, a Director present, if any, or, if none, any member present, may be elected to the Chairman.

19. At any general meeting a resolution put to vote of the meeting shall be decided in the first instance by a show of hands, unless a poll is demanded by not less than 5 members or not less than one-tenth of all members present in person or by proxy entitled to vote, whichever be lessor and, unless a poll is so demanded, a declaration by the Chairman that a resolution has, on a show of hands been carried, or carried unanimously, or by a particular majority, or lost or not carried, and an entry to that effect in the book of the proceedings of the Association, shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favour of, or against, such resolution.
20. If a poll is duly demanded it shall be taken in such manner as the Chairman directs, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
21. In the case of an equality of votes, whether on a show of hands or on a poll, the Chairman of the meeting, at which the show of hands takes place or at which the poll is demanded, shall be entitled to a second or casting vote.
22. Each member shall have one vote. On a poll, votes may be given either personally or by proxy.

#### **Board of Directors**

23. The operations of the Association shall be managed by the Board of Directors established in accordance with the provision of these articles.
24. The Board of Directors shall consist of members appointed in accordance with these articles. The number of Directors shall be determined by the General Meeting but shall not be less than two in any event.
25. Before each Annual General Meeting, the Board of Directors shall nominate from the representative of church members, institution members and individual members of the Association appropriate candidates for election to the Board. The Board of Directors shall cause a list of their nominations to be sent to members of the Association together with the notice of the General Meeting. Retiring Directors may also be nominated for re-election.
26. Directors shall be elected in General Meetings from those nominated by the Board of Directors. In case where vacancy arises out of the resignation or otherwise of any director, the Board of Directors may appoint another representative of voting member of the Association to fill the vacancy according to the following highest votes casted in the election, but the person so chosen shall be subject to retirement at the same time as if he had become a Director on the day on which the director in whose place he is appointed was last elected a Director.

27. The Board shall consist of a Chairman, a Vice-chairman and a Secretary and such other posts as may be appointed by the Board of Director. The post of the Board shall be elected amongst the Directors.
28. The quorum necessary for the transaction of business of the Board of Directors shall be not less than two.
29. A resolution in writing and signed by all the Directors for the time being shall be as valid and effectual as a resolution duly passed at a meeting of the Board of Directors duly convened and held notwithstanding that such signing may take place at different time or place.
30. The Board of Directors may delegate any of its powers to committees consisting of such persons as the Board of Directors may think fit. Any committee so formed shall in exercise of the powers so delegated conform to any regulation that may be imposed on them by the Board of Directors.

#### **Powers and Duties of Directors**

31. The operations of the Association shall be managed by the Directors, who may pay all expenses incurred in setting up and registering the Association, and may exercise all such powers of the Association as are not by the Ordinance, or by these articles, required to be exercised by the Association in general meeting, subject nevertheless to any regulation of these articles, to the provisions of the Ordinance, and to such regulations, being not inconsistent with the aforesaid regulations or provisions, as may be prescribed by the Association in general meeting; but no regulation made by the Association in general meeting shall invalidate any prior act of the Directors which would have been valid if that regulation had not been made.
32. The Directors shall cause minutes to be made in books provided for the purpose:-
  - (a) of all appointments of officers made by the Directors;
  - (b) of the names of the Directors present at each meeting of the Directors and of any committee of the Directors;
  - (c) of all resolutions and proceedings at all meetings of the Association, and of the Directors, and of committees of Directors; and every Director present at any meeting of Directors or Committee of Directors shall sign the name in a book to be kept for that purpose.

#### **Disqualification of Directors**

33. The office of Director shall be vacated, if the Director :-
  - (a) becomes bankrupt; or
  - (b) is found lunatic or becomes of unsound mind; or

- (c) resigns his office by notice in writing to the Board; or
  - (d) whose faith deviates from that of the Association or the Statement of Faith; or
  - (e) who fails to comply with the Memorandum and Articles of the Association; or
  - (f) who fails to attend the Meeting of the Board of Director for more than 3 times in one calendar year.
34. At the general meeting of the Association, the Association shall determine the number of Directors and an election of new Directors shall be conducted to fill the vacancies of the Board. The term of office of Director shall be two years and a Director who retires shall be eligible for re-election.
35. The Association may by special resolution remove any Director before the expiration of his period of office, and may by an ordinary resolution appoint another person in his stead.

#### **Seal and Authentication of Deeds and Documents**

36. The Seal of the Association shall not be affixed to any instruction except by the authority of a resolution of the Board of Directors, and in presence of a Director or such other person as the Board may appoint for the purpose; and that Director or appointee as aforesaid shall sign every instrument to which the Seal of the Association is so affixed in their presence.
37. All cheques, drafts or orders for the payment of money shall be signed by any two authorized signatories as the Board shall from time to time appoint.
38. All cheques, drafts, and orders paid to the Association's banker for collection and required to be endorsed by the Association may be signed by a Director or by such other person or persons as may be authorized from time to time by the Board of Directors.

#### **Accounts**

39. The Board of Directors shall cause true accounts to be kept of the sums of money received and expended by the Association, and the matters in respect of which such receipt and expenditure takes place, and of the assets and liabilities of the Association. Such accounts shall be kept in accordance with Section 121 of the Ordinance.
40. The book of accounts shall be kept at the registered office of the Association or at such other place or places as the Board of Directors think fit, and shall always be open to the inspection of the Directors.
41. The Board of Directors shall from time to time determine whether and to what extent

and at what time and places and under what conditions and regulations the accounts and books of the Association or any of them shall be open to the inspection of members.

42. The Board of Directors shall cause to be prepared and to be laid before the members on general meeting such accounts, balance sheets and reports in accordance with Sections 122 to 129G of the Ordinance.

#### **Audit**

43. Auditors shall be appointed and their duties regulated in accordance with Sections 131,132,133,140,140A, 140B and 141 of the Ordinance.

#### **Notices**

44. A notice may be served by the Association upon any member either personally or by sending it through the post in a prepaid envelope or wrapper addressed to his last address in Hong Kong supplied by him to the Association. Any notice so posted shall be deemed to have been served on the day following that on which the envelope or wrapper containing the same is posted and in providing such service it shall be sufficient to prove that the envelope or wrapper containing the notice was properly addressed and put into the Post Office.
45. As regards those members who have no address in Hong Kong, a notice posted up in the registered office shall be deemed to be well served on them at the expiration of 24 hours after it is posted up.

#### **Miscellaneous**

46. (a) The provisions of this Memorandum and Articles of Association if found to be inadequate shall be amended by the Board of Directors and such amendments shall be endorsed by an Extraordinary General Meeting convened for this purpose and thereafter the amendments should be submitted to the Registrar of Companies for registration.
- (b) The Memorandum and Articles of Association shall be construed in accordance with the English text thereof and no Chinese or any other translation thereof shall operate to vary or affect such construction.
47. Subject to Clause Fifth of the Memorandum of Association, the Directors shall be entitled from time to time to appoint one or more lawful attorney to act on behalf of the Association in Hong Kong or elsewhere for any general or specific purposes and on such terms as the Directors may by resolution determine and to revoke the same as and when they may deem fit and the relevant power of attorney may be executed in like manner as provided in clause 31 hereof.
48. Subject to Clause Fifth of the Memorandum of Association, the Secretary shall be

appointed by the Directors for such terms and conditions as they may think fit, and any secretary so appointed may be removed by the Directors.

49. The provisions of Clause Eighth of the Memorandum of Association relating to the winding up or dissolution of the Association shall have effect and be observed as if the same were repeated in this Articles.
50. A director shall disclose and shall not vote at a meeting of the Board of Directors on any resolution concerning a matter in which he has, directly or indirectly, an interest or duty which is material and which conflicts or may conflict with the interests of the Association. For the purposes of this regulation, an interest of a person who is, connected with a director shall be treated as an interest of the director and, in relation to an alternate director, an interest of his appointor shall be treated as an interest of the alternate director without prejudice to any interest which the alternate director has otherwise.
51. A director shall not be counted in the quorum present at a meeting in relation to a resolution on which he is not entitled to vote.

## SCHEDULE I

### STATEMENT OF FAITH

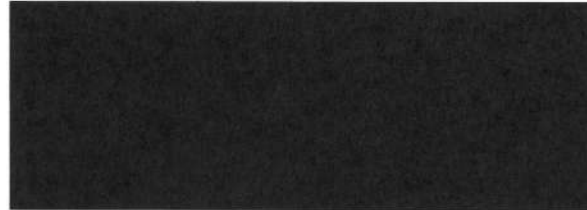
- (a) The sovereignty and grace of God the Father, God the Son and God the Holy Spirit in creation, providence, revelation, redemption and final judgment.
- (b) The divine inspiration of the Holy Scriptures and its trustworthiness and supreme authority of faith and conduct.
- (c) The universal sinfulness and guilt of fallen man, making him subject to God's wrath and condemnation.
- (d) The substitutionary sacrifice of the incarnate Son of God as the sole and all-sufficient ground of redemption from the guilt and power of sin, and from its eternal consequences.
- (e) The justification of the sinner solely by the grace of God through faith in Christ crucified and risen from the dead.
- (f) The illuminating, regenerating, indwelling, empowering and sanctifying work of God the Holy Spirit.
- (g) The priesthood of all believers, who form the universal Church, the Body of which Christ is the Head, and which is committed by His command to the proclamation of the Gospel of Jesus Christ throughout the world.
- (h) The expectation of the personal, visible return of the Lord Jesus Christ, in power and glory for the resurrection and judgment of the just and the unjust.

Names, Addresses and Descriptions of Signatories

(Sd.) Szeto Yuk Lin  
(司徒玉蓮)



(Sd.) Ngai Kung Sang  
(倪贛生)



(Sd.) Chen Chau Lin  
(陳秋蓮)



Dated the 20th day of September 2010.

WITNESS to the above signatures:

Address :-  
23<sup>rd</sup> Floor, Regent Centre  
88 Queen's Road Central  
Hong Kong

(Sd.) Leung Man Man of  
K. M. Lai & Li  
Solicitor HKSAR







Our Ref. : DD103 Lot 779 RP  
Your Ref. : TPB/A/YL-KTS/1106

盈卓規劃有限公司

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

**By E-mail**

2 January 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Religious Institution with Ancillary Facilities and  
Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1106)**

We write to submit further information in response to departmental comments and further clarifications upon the subject application (**Appendix I**).

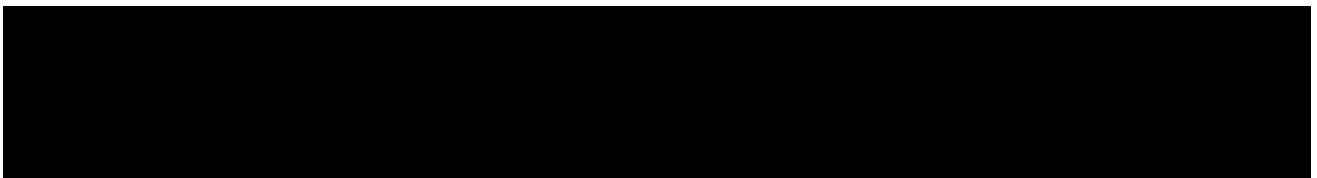
Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in blue ink is positioned to the left of a circular blue company stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

**Danny NG**  
Town Planner



## Responses-to-Comments

**Proposed Temporary Religious Institution with Ancillary Facilities and  
Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1106)**

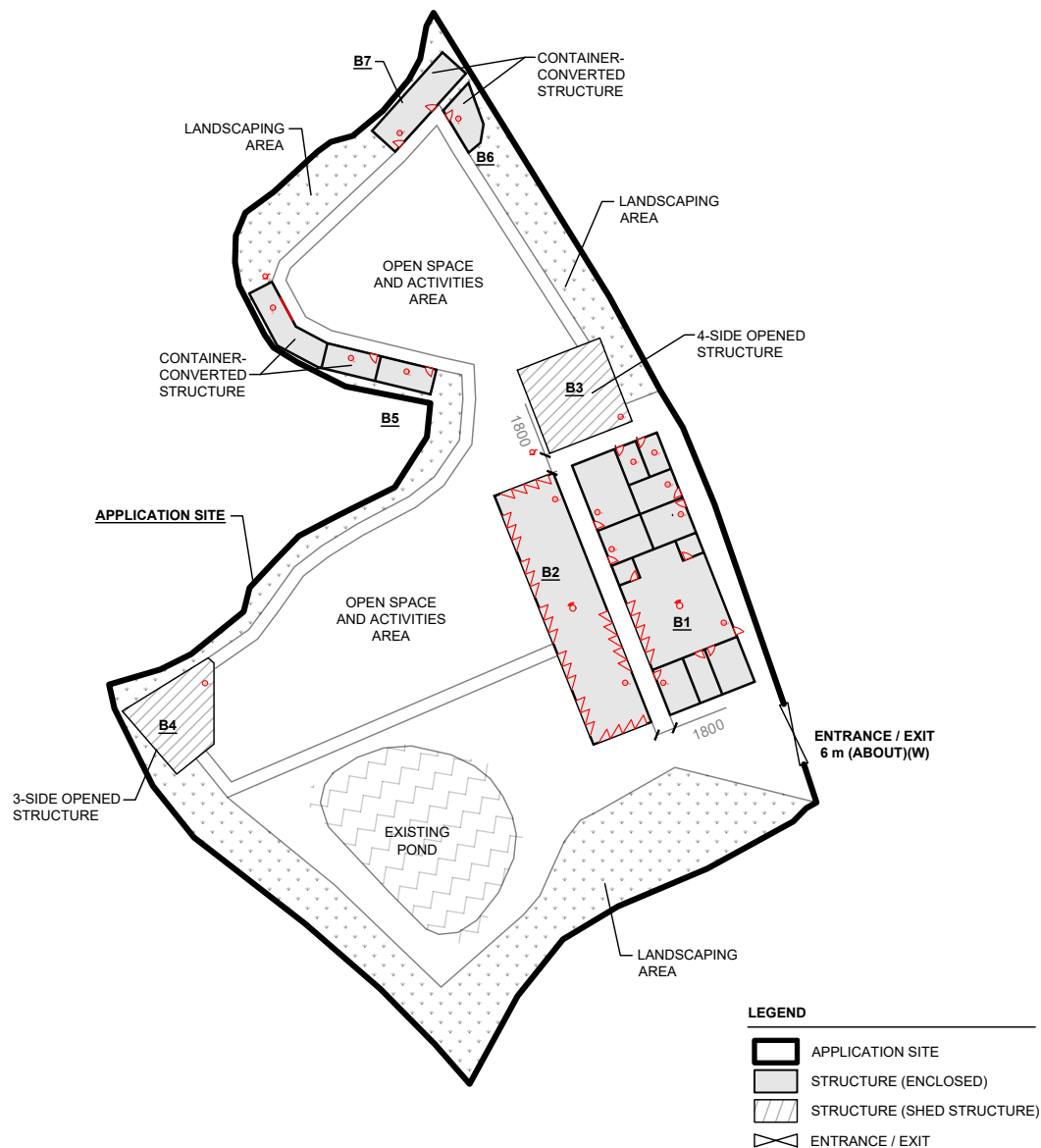
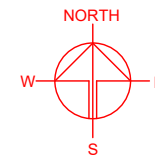
- (i) The application site (the Site) is subject of 2 previous applications (Nos. A/YL-KTS/779 and A/YL-KTS/857) for ‘Place of Recreation, Sports or Culture (Hobby Farm)’ submitted by the same applicant of the current application, which were approved by the Board on a temporary basis for a period of 3 to 5 years between 2018 and 2020. The applicant has found operating the hobby farm was not financially viable throughout the years. In order to better utilise the Site at a maximum capacity (which consists of a larger uncovered area and existing structures), the applicant would like for providing a place for worshipping and fellowship services under the Christian faith for members of the institution. Thus, the applicant would like to apply for the current use to accommodate religious activities, as well as to regularise the current use at the Site.
- (ii) A Response-to-Comments Table:

Departmental Comments		Applicant's Responses
<b>1) Comments of Director of Fire Services (D of FS) (Contact person: Mr. YUEN Tsz-fung, Tel.: 2733 7781)</b>		
(a)	As the vehicular access is not available within 30m from the application site, an additional wheeled type dry chemical fire extinguisher shall be provided.	Noted. 25 kg wheeled type dry chemical fire extinguishers are provided at the west of structure B3 and north of structure B5, in order to enhance fire safety of the application site (the Site) ( <b>Annex I</b> ).
<b>2) Comments from District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact person: Ms. Selena SIN; Tel.: 3168 4047)</b>		
(a)	The capacity to accommodate visitors for the applied use.;	Please be advised that the Site would be able to accommodate not more than 30 visitors per day.
(b)	Please confirm there will be no further land filling under the application.	The applicant will strictly follow the proposed scheme, as well as the extent of the land filling area. No further filling of land will be carried out by the applicant after planning permission has been granted by the Town Planning Board.




## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 591 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,680 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 591m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 591 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m <sup>2</sup> (ABOUT)	152 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m <sup>2</sup> (ABOUT)	70 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	STORAGE OF MISCELLANEOUS	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF MISCELLANEOUS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	METER ROOM	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		591 m <sup>2</sup> (ABOUT)	591 m <sup>2</sup> (ABOUT)	



## FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG POWDER-TYPE FIRE EXTINGUISHER
-  25 KG WHEELED TYPE CHEMICAL FIRE EXTINGUISHER

## FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
- WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
RELIGIOUS INSTITUTION WITH  
ANCILLARY FACILITIES AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

2.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

ANNEX I

VER.

002

Our Ref. : DD103 Lot 779 RP  
Your Ref. : TPB/A/YL-KTS/1106

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

**By E-mail**

06 January 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Religious Institution with Ancillary Facilities and  
Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1106)**

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Christian CHIM**  
Town Planner

[REDACTED]

[REDACTED]

**Response-to-Comment (RtC)**

**Proposed Temporary Religious Institution with Ancillary Facilities and  
Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1106)**

- (i) The applicant provides the following clarification in response to comments from the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD):
- the use of loudspeakers/audio amplification system will be restricted within enclosed structures.



**Previous s.16 Applications covering the Application Site (the Site)**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC))</b>
1.	A/YL-KTS/659	Proposed Temporary Hobby Farm for a Period of 3 Years	6.2.2015
2.	A/YL-KTS/779	Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	6.4.2018
3.	A/YL-KTS/857	Place of Recreation, Sport or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	9.10.2020

**Rejected Application**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC))</b>	<b>Rejection Reasons</b>
1.	A/YL-KTS/697	Proposed Temporary Place of Recreation, Sports or Culture (including Barbecue Site and Kiosks) for a Period of 3 Years	18.3.2016	(1) – (3)

**Rejection Reasons**

- (1) Not in line with planning intention.
- (2) Failure to demonstrate the proposed development would not generate adverse environmental impacts on the surrounding areas.
- (3) Approval of the application would set an undesirable and the cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

**Similar s.16 Application within the same “AGR” Zone of the Site  
in the past five years**

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/979	Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land	22.12.2023

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot No. 779 RP in D.D. 113 is covered by Short Term Waiver (STW) No. 4228 for the purposes of Temporary Hobby Farm; and
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

#### 5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

#### 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character comprising farmland, temporary structures and scattered tree groups to the west and highways, Kam Sheung Road Station and residential developments to the east. The applied use is considered not incompatible with the surrounding landscape character; and
- according to the applicant's submission, all existing trees within the Site will be preserved, the existing pond will be retained, and landscaping areas are included. The application intends to regularise the exiting hard-paved areas and no further filling of land will be carried out within the Site. Significant adverse landscape impact arising from the applied use is not anticipated.

#### 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

## 8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application and there is no comment received from the locals.

## 9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Railway Development 1-1, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s);
- (d) to note the comment of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of any access connecting the Site; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Fire Services that:
  - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to his department; and
  - (ii) if the applied structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the detailed comments on the record of drainage facilities previously provided to the applicant shall be taken into account in the new drainage proposal;
  - (ii) the applicant shall be reminded that existing/proposed peripheral surface channels shall be provided along the site boundary and match with the level of adjacent land(s) to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
- (i) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that seven structures and associated filling of land are applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the applied building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as

and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (l) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion or flooding.