



Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502774 3/12 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/ PSS / 303
	Date Received 收到日期	2022-12-05

- 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)

Wah Ming Christian Faith Hope Love Church

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

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

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Shop 193 on 1/F, Union Plaza, 9 Wo Muk Road, Fanling, 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 type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積305.....sq.m 平方米 <input checked="" 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 Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☒ published notices in local newspapers on 25/11/2025 (DD/MM/YYYY)[&]
於 25/11/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
20/11/2025 (DD/MM/YYYY)[&]
於 20/11/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	305 sq.m 平方米 (about)		
(b) Proposed use(s)/development 擬議用途/發展	Religious Institution (Church) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 305 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 305 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
	1/F	Vacant	Religious Institution (Church)

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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>(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	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="507 1355 801 1478">Name/type of installation 裝置名稱/種類</th> <th data-bbox="801 1355 965 1478">Number of provision 數量</th> <th data-bbox="965 1355 1455 1478">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="507 1478 801 1601"></td> <td data-bbox="801 1478 965 1601"></td> <td data-bbox="965 1478 1455 1601"></td> </tr> <tr> <td data-bbox="507 1601 801 1724"></td> <td data-bbox="801 1601 965 1724"></td> <td data-bbox="965 1601 1455 1724"></td> </tr> <tr> <td data-bbox="507 1724 801 1848"></td> <td data-bbox="801 1724 965 1848"></td> <td data-bbox="965 1724 1455 1848"></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below –**
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	
Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
 m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 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 checked="" 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>Wo Muk Road</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 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> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<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> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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 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>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 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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>																																			
	<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>Please refer to the supplementary planning statement.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																					

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 planning statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
LAU FUNG YEE
.....
Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (Membership No. 260)

Others 其他

on behalf of
代表

DeSPACE (International) Limited



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

Date 日期

03/12/2025

..... (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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Shop 193 on 1/F, Union Plaza, 9 Wo Muk Road, Fanling, New Territories		
Site area 地盤面積	305	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S / FSS / 208		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途／發展	Religious Institution (Church)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	305 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目	1	
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	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 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) <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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 type="checkbox"/>
<hr/>		
Reports 報告書		
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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DeSPACE (International) Limited

Date: 3rd December 2025

BY HAND & EMAIL

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

Dear Sir/Madam,

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

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

DeSPACE (International) Limited acts on behalf of the Applicant, the **WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH** to prepare and submit this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for a Proposed Religious Institution (Church) at Shop 193 on 1/F, Union Plaza, 9 Wo Muk Road, Fanling, New Territories.

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

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

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

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

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




Rebecca Lau



Section 16 Town Planning Application Supplementary Planning Statement

**Proposed Religious Institution (Church)
at Shop 193 on 1/F, Union Plaza,
9 Wo Muk Road, Fanling, New Territories**

December 2025

**Town Planning
Consultant:**



DeSPACE (International) Limited

Client:



**Wah Ming Christian
Faith Hope Love Church**

Architect:



THEO TEXTURE Total design solution

EXECUTIVE SUMMARY

This planning application is submitted on behalf of Wah Ming Christian Faith Hope Love Church ("the Applicant") in support of a proposed Religious Institution (Church) ("the Proposed Development") at Shop 193 on 1/F, Union Plaza, 9 Wo Muk Road, Fanling, New Territories ("the Subject Premises"). The application seeks the Town Planning Board's ("TPB") approval under Section 16 of the Town Planning Ordinance.

The Subject Premises falls within an area zoned "Residential (Group A)" on the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 ("the OZP"). According to the Notes of the OZP, the use of "Religious Institution" is a Column 2 use that requires planning permission from the TPB.

The Subject Premises of about 305 sq. m., which is currently vacant, form part of Union Plaza – a commercial podium underpinning 3 residential towers in a composite development. The Applicant proposes to establish a multi-functional assembly hall with a capacity of up to 200 people, designed to facilitate worship, fellowship, and community services. Multi-function rooms, a nursery/counselling room and a pantry are proposed as ancillary uses to support the church operation.

The proposal is justified mainly on the following reasons:

- The Proposed Development (as a Religious Institution (Church)) is compatible with the land uses in the subject development (Union Plaza) and the surroundings, which are predominantly non-domestic uses at the lowest three floors;
- There is a similar approved application for "Religious Institution" within the "R(A)" Zone, demonstrating that it is not incompatible with the surrounding land use and is unlikely to cause adverse impacts;
- The size, layout and location of the Subject Premises are suitable for expanding the Applicant's services and aligning with the Applicant's ongoing mission to provide social welfare and promote Christianity that can bring a positive impact to the existing facilities and the local community; and
- The Proposed Development would not result in insurmountable traffic, fire safety and noise impacts on the surroundings.

In view of the above justifications, the Applicant sincerely seeks the TPB to give favourable consideration and approve this Planning Application.

行政摘要

此規劃綱領謹代表華明基督徒信望愛堂（申請人）為位處新界粉嶺和睦路 9 號海聯廣場 1 樓 193 舖（申請處所）用作擬議宗教機構（教堂）（該擬議發展）的規劃申請而擬備，並希望根據《城市規劃條例》第 16 條得到城市規劃委員會（城規會）的規劃許可。

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

申請處所現時空置，面積大約 305 平方米，位於海聯廣場基座非住宅部分內，其上設有 3 座住宅樓宇，該綜合發展項目統稱為海聯廣場。在該擬議發展中，申請處所主要有一個最多可容納 200 人的禮堂，另設有多用途房間、輔導房間及茶水間作為附屬用途。

該規劃申請的主要理據如下：

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

有鑑於以上理據，敬希城規會支持本次的規劃申請。

（內容如與英文版本有任何差異，概以英文版本為準）

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SECTION ONE – INTRODUCTION

- 1.1. DeSPACE (International) Limited acts on behalf of the Applicant, namely, Wah Ming Christian Faith Hope Love Church, to submit this Section 16 Town Planning Application to the Town Planning Board (“TPB”). This application seeks approval for developing a Religious Institution (Church) (“the Proposed Development”) at Shop 193 on 1/F, Union Plaza, 9 Wo Muk Road, Fanling, New Territories (“the Subject Premises”). The location of the Subject Premises is shown on **Figure 1**.
- 1.2. The Subject Premises falls within the area zoned “Residential (Group A)” (“R(A)”) on the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 (“the OZP”). According to the Notes of the OZP, the use of “Religious Institution” is a Column 2 use that requires planning permission from the TPB.
- 1.3. The Subject Premises is located on the first floor of Union Plaza, which serves as a commercial podium below three residential towers. With a total GFA of about 305 square meters, it is currently vacant, and the Applicant proposes to establish an assembly hall that accommodates up to 200 people for worship, community gatherings, and other related activities. In addition, the Proposed Development also includes multi-function rooms, office spaces and a pantry that support the church’s operations.
- 1.4. The Applicant is a member of The Christian Faith, Hope, and Love Church, which was established in the 1960s and now has over 10 churches in Hong Kong. The Applicant began its evangelistic work in the Fanling area in 1992 by establishing a kindergarten at Wah Ming Estate, Fanling. The vision of The Christian Faith, Hope, and Love Church is to spread the Gospel of Jesus Christ, nurture believers to become disciples of Christ, and demonstrate Christ’s love through community care. Therefore, this application is submitted with the aim of expanding its community services and building a harmonious society.

SECTION TWO – SITE CONTEXT AND HISTORY

2.1. Site Context and Surrounding Land Uses

- 2.1.1. The Subject Premises, of about 305 square meters, occupies a portion of the first floor (around 6.5%) in the two-storey Union Plaza, which serves as the commercial base for Union Plaza with 3 residential towers above (“the Composite Development”). Union Plaza primarily accommodates a variety of commercial uses, including retail shops, tutorial schools, learning centres, and a religious institution (i.e., Fanling Hoi Luen Tsung Tsin Church). Currently, the Subject Premises remains vacant.
- 2.1.2. The surrounding areas have the following characteristics, including: **(Figure 1)**
- a) to the north, an open space (i.e. Fan Leng Lau Road Playground);
 - b) to the northeast, an open space (i.e. Wo Muk Road Playground);
 - c) to the southeast, private housing blocks (i.e. 17-39 Wo Tai Street & 41-53 Wo Tai Street) with shops and services on the ground floor; and
 - d) to the southwest, an open space (i.e. Luen Hing Street Sitting-out Area) and a commercial/residential development (i.e. Mount One) comprising 1 residential block atop a 6-storey podium with shops and services, an eating place and parking facilities;
- 2.1.3. It is observed that the surrounding environment has a harmonious mix of residential development with non-domestic uses on the lower floors to serve the needs of the neighbourhood, along with various open spaces.

2.2. Land Status

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

2.3. Accessibility

- 2.3.1. The Subject Premises is well served by various modes of public transport, including buses and minibuses, within 10 minutes' walking distance. Visitors can easily access the Subject Premises from the bus terminus (i.e., Luen Wo Hui Public Transport Terminus), the minibus terminus (i.e., Wo Mun Street Public Light Bus Terminus), or various bus and minibus stops outside the Subject Premises on Wo Muk Road or Wo Tai Street (refer to **Figure 1**).
- 2.3.2. The closest MTR station is Fanling Station of the East Rail Line, which is approximately a 20-minute walk from the Subject Premises, and visitors can connect to the MTR Station by minibus services (refer to **Figure 2**).
- 2.3.3. Union Plaza offers car parking and loading/unloading facilities on the basement floor of the Plaza, available to residents and users of the Composite Development. Visitors arriving by private vehicles can reach the Subject Premises via lifts connecting the first floor and the basement floor. Additional car parks or parking meters, such as those on Fan Leng Lau Road or Luen Shing Street, are available within 10 minutes' walking distance. Please refer to **Figure 2** for detailed locations of car parks and parking meters.
- 2.3.4. Although the Subject Premises is situated within a predominantly residential development, it can be directly and separately accessed from the entrances of the non-domestic portion on Wo Muk Road, Wo Muk Road Playground, and in the service lane near Wo Tai Street in the southeast by staircases, escalators, and lifts. It does not require entry through the residential portion of the building (refer to **Figures 3&4**); thus, it will not cause nuisance to the residents of the Composite Development.

SECTION THREE – PLANNING CONTEXT

3.1. Statutory Planning Context

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

3.2. Planning History

- 3.2.1. The Subject Premises does not involve any previous planning applications nor records of illegal and/or unauthorized development.

3.3. Similar Planning Applications

- 3.3.1. There are precedent cases for the Proposed Development as a “Religious Institution” within the “R(A)” zone in similar mixed commercial-residential developments (refer to **Table 1**). One of the applications (i.e., A/FSS/302) is in a nearby location on the same OZP freshly approved on 21/11/2025.
- 3.3.2. In general, all precedent cases demonstrate the key consideration of the proposed development as a Religious Institution based on its compatibility with the surrounding areas, having separate access from the residential portion that reduces nuisance to residents, and being situated on the lower floors of the composite development. **Table 1** summarizes the similar approved applications and key considerations provided by the Planning Department.

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

	Case No. (Approval Date)	Name of Religious Institution (Address)	Planning Department's View on the Application(s)
1	A/FSS/302 (21/11/2025)	Evangelical Free Church of China Yan Fook Church Limited (Shop G1B, Dawning Views Shopping Plaza, No. 23 Yat Ming Road, Fanling, N.T.) <u>*On the Same OZP</u>	<ul style="list-style-type: none"> • <u>The proposed use is also considered not incompatible with the surrounding areas</u>, which are mainly high-rise residential developments with commercial uses on the lower floors, and intermixed with schools • The Premises are accessible directly from G/F of the subject development <u>separated from the accesses to the residential portion</u>. It is envisaged that the proposed use will not cause nuisance to the residents of the subject development.
2	A/K5/876 (10/10/2025)	Evangelical Free Church of China – Spring Church Limited (Shops L and R5, 1/F, Bondlane 2, 268 Hai Tan Street, Cheung Sha Wan, Kowloon)	<ul style="list-style-type: none"> • As the shopping mall is served by <u>independent accesses at Hai Tan Street separated from the residential development</u> through staircase, escalator and lift, it is envisaged that the proposed use will not cause nuisance or inconvenience to the residents of the subject building. • The proposed use is also considered <u>not incompatible with other uses in the surrounding areas</u> which are predominantly residential developments with commercial uses including shops and eating places on the lower floors, asnd intermixed with G/IC uses. • While no parking space and L/UL Bay is available at the subject building, there are <u>car parking provisions including on-street parking spaces in the vicinity</u>.

Table 1(cont'd)

	Case No. (Approval Date)	Name of Religious Institution (Address)	Planning Department's View on the Application(s)
3	A/TKO/130 (08/11/2024)	Christian & Missionary Alliance Sun Kei Alliance Church (Shops 15 and 15A, Level 1, Bauhinia Garden Commercial Complex, 11 Tong Chun Street, Tseung Kwan O)	<ul style="list-style-type: none"> It is considered <u>not incompatible for the proposed church to coexist with other existing uses</u> in the subject building, which mainly comprise commercial and institutional facilities, as well as with the surrounding developments that are predominantly residential with commercial uses on the lower floors.
4	A/YL/320 (02/08/2024)	Assemblies of God Holy Light Church (1/F (Part), Ho Sun Lee Building, 9 Fung Yau Street South, Yuen Long, N.T.)	<ul style="list-style-type: none"> It is <u>not incompatible with other uses on the non-domestic floors</u>, which comprise shop and services, eating places and tutorial school. As the Premises is located on the 1/F of the commercial podium and has a <u>separated entrance from the residential portion</u> of the subject development at Fung Yau Street South, it is envisaged that the Church will not cause nuisance to the residents of the subject development
5	A/H8/440 (05/04/2024)	Shinnyo-En Hong Kong (2/F Commercial Podium of 2-4 Tin Hau Temple Road and 180 Tung Lo Wan Road, Tin Hau, Hong Kong)	<ul style="list-style-type: none"> The Premises occupying the entire 2/F of the dedicated commercial portion is provided with a direct access to Tin Hau Temple Road via an escalator within the commercial podium. As the residential/commercial floors above <u>are served by separate entrances and lifts/escalators</u>, the Premises is well-served by various modes of public transport, it is envisaged that the proposed use will not cause nuisance or inconvenience to the residents of the subject buildings.

SECTION FOUR – THE PROPOSED DEVELOPMENT

- 4.1. The Subject Premises, which is currently vacant and has a total GFA of about 305 square meters, is now proposed to be developed as a Religious Institution (Church). Main facilities in the church include an assembly hall accommodating around 200 people, with partitions to allow flexible arrangements for worship, setting up group meetings, and providing community services.
- 4.2. Further to the main assembly hall, the Proposed Development also incorporates several ancillary uses to support the future expansion of the church service, including multi-function rooms to nurture children to become disciples of Christ, a nursery/counselling room to provide family support in the community, ancillary office spaces to facilitate administrative and pastoral work, and an ancillary pantry designed for light refreshments to encourage fellowship and relationships. These ancillary uses align with the existing land use, strengthen the channel of support within the community, and achieve higher cohesiveness and resilience in the community.
- 4.3. The church operates primarily between 8 am and 10 pm during weekends, with one major worship session for around 150 people between 11:30 am and 1 pm and other group activities to serve different groups. On weekdays, the church operates between 8 am and 9 pm for after-school tutorials for students from nearby schools, counselling work, community workshops serving children and the elderly, fellowship activities and administrative work, etc., with the number of attendees varying from 20 to 80 people in general.
- 4.4. To access the Subject Premises, two major entrances in the northern (facing Wo Muk Road) and the southern (facing the service lane and Wo Tai Street) portions of the commercial portion provide direct access from the street through one escalator, one lift, and two staircases. As per the approved General Building Plan dated 09/03/1994, this access is separate from the residential portions of the Composite Development (refer to **Figures 3&4**) and therefore minimizes nuisance to the residents. For service and logistics needs, a cargo lift is provided to connect the loading/unloading bays on the basement level directly, reducing interference with the walkways in both the residential and commercial portions.
- 4.5. Fire safety measures will be installed and enhanced in compliance with relevant laws and regulations, upon the requirements from the Fire Services Department.
- 4.6. Please refer to **Appendix 1** for the Layout Plan.

SECTION FIVE – PLANNING AND TECHNICAL JUSTIFICATIONS

5.1. Compatible with the Composite Development and the Surrounding Land Uses

- 5.1.1. The Proposed Development as a Religious Institution (Church) is compatible with the composite development and surrounding land uses. The Composite Development comprises three (3) residential towers atop a commercial podium with shops and services, tutorial schools, educational centres, and an existing religious institution. Furthermore, there are similar uses in the surrounding areas, where commercial uses are found on the lower floors of composite/residential developments, indicating that the Proposed Development aligns with the context of the surrounding area. The Proposed Development will not be incompatible with the surrounding land uses; instead, it will further enhance the coherence of the community through the provision of different social services.
- 5.1.2. One (1) similar application in the vicinity was previously approved by the Town Planning Board, demonstrating that it was considered not incompatible with the surrounding areas to develop a religious institution within the “R(A)” Zone. In addition, as summarized in **Table 1**, there are five (5) similar town planning applications showing that religious institutions are not incompatible within composite developments and their surrounding uses, including shops and services, tutorial schools, and other facilities. Therefore, with a similar nature and scale, it is expected that the Subject Premises for a religious institution (Church) is compatible and a suitable use in the surrounding area.

5.2. Well-suited Location for Expanding the Applicant’s Services

- 5.2.1. The Applicant has established its services for the Fanling community since the 1990s. The Subject Premises offers a suitable location for the church to expand its service to the northern part of Fanling, including Luen Wo Hui and areas along Sha Tau Kok Road (such as Queen’s Hill and the new public housing development), as well as satisfying future needs to welcome residents in the Fanling North New Development Areas. It is conveniently located in the heart of Luen Wo Hui and enjoys great connectivity with public transportation, ensuring accessibility for a broader range of worshippers to attend assemblies and other activities in the Subject Premises.
- 5.2.2. Situated in the commercial portion of the Composite Development, access to the Subject Premises does not require entry from the residential portion of the buildings, reducing nuisance for the residents and maintaining a tranquil living environment in the Composite Development. It can be directly accessed from the commercial portion of the building by escalators, lifts, and staircases

(refer to **Figures 3&4**). In sum, it is unlikely to cause conflicts with the residents or create interfacing issues with the existing uses through the introduction of this Proposed Development.

- 5.2.3. With the provision of barrier-free facilities to access the Subject Premises, it is also an ideal location for the church to encourage community integration through collaboration with other churches and organizations. Currently, the church's services are limited to the daily operation of the kindergarten with limited space available. With the Proposed Development, the Applicant is optimistic about discovering new possibilities for organizing other outreaching activities and/or sharing sessions, building better Christian networks with other NGOs and churches, and providing a high-quality venue for these gatherings to strengthen community resilience. Therefore, the Subject Premises is a strategic location for the Applicant to deliver more high-quality services that respond to the community's needs and promote Christianity.

5.3. Diversifying Services for Community Enrichment

- 5.3.1. The Applicant, Wah Ming Christian Faith Hope Love Church, has over 30 years of experience serving the Fanling community, and the Proposed Development will effectively facilitate the operation of the religious institution by diversifying services in the community and enhancing community bonding through demonstrating Christ's love.
- 5.3.2. The Proposed Development applies careful designs for flexible multi-function rooms and counselling rooms to enable the possibility of different activities at different scales, achieving the objective of the Applicant to diversify its services to family counselling, promote elderly wellness, and support children/youth development. Therefore, the Proposed Development will support the community by assisting people in need to overcome their difficulties, promoting positivity in society, and encouraging genuine fellowship.

5.4. No Adverse Traffic Impact

- 5.4.1. Situated in a well-developed community with a comprehensive transportation network, the Proposed Development is not anticipated to generate adverse traffic impacts on the surrounding areas. Regarding parking demands, the availability of car parking and loading/unloading facilities at Union Plaza (The Composite Development), as well as the sufficient supply of parking meters around the Subject Premises (refer to **Figure 2**), will be adequate to meet the operational requirements of the Proposed Development. The applicant

conducted a survey on the number of parking spaces inside Union Plaza. The car park provides a total of 39 public hourly parking spaces on both weekdays and weekends.

5.4.2. It is expected that worshippers will primarily come from the surrounding areas or within the communities of Fanling and Sheung Shui. The Applicant will remind attendees to access the Subject Premises on foot or via public transportation to minimize traffic flow and alleviate parking pressures associated with the Proposed Development.

5.4.3. Additionally, social activities will primarily be held on weekends within a specified timeframe. The Applicant will further arrange for attendees to arrive in smaller groups to ensure smooth circulation and minimize inconvenience to other users.

5.5. No Adverse Fire Safety Impact

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

5.6. No Adverse Noise Impact/Nuisance to Residents

5.6.1. All activities at the Subject Premises are primarily passive in nature and take place in the non-domestic portion of the Composite Development. These activities are not expected to generate significant noise impacts for residents, as they are mostly held on weekends. Furthermore, in line with the Applicant's mission of fostering a harmonious society, attendees of the church will always be encouraged to remain considerate of others and avoid potential confrontations.

5.6.2. The Subject Premises is equipped with a central air-conditioning system, eliminating the need for openable windows for ventilation and thereby preventing noise leakage. The Applicant will also implement proactive

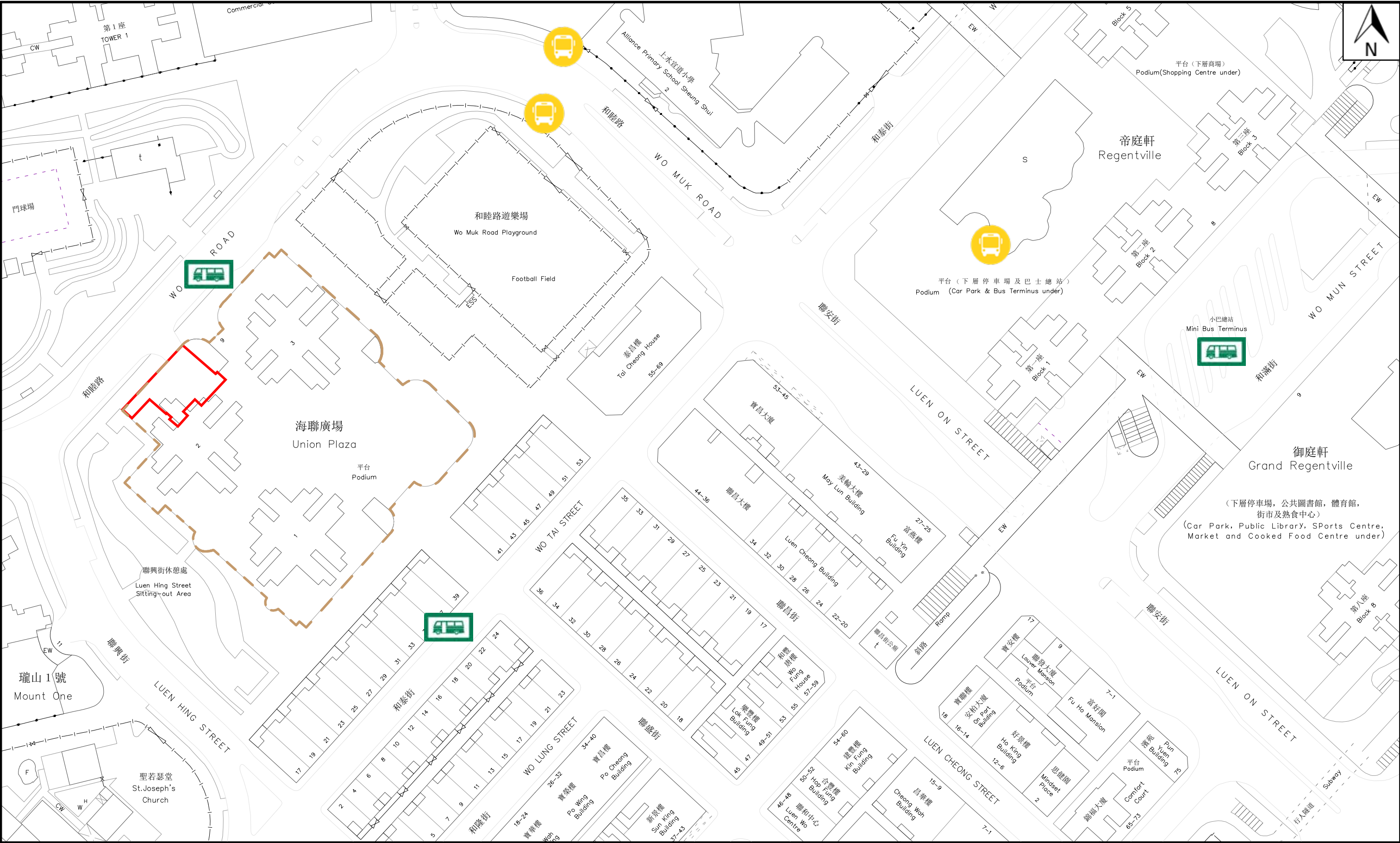
measures to minimize disturbances to residents, including, but not limited to, crowd control managed by staff.

SECTION SIX – CONCLUSION

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

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

- i) The Proposed Development is compatible with the composite development and the surrounding land uses, together with the establishment of precedent cases for similar uses;
- ii) The Subject Premises enjoys great accessibility with public transportation and pedestrian links, with separate and direct access from streets that reduce the potential nuisance to residents and no interfacing problems are anticipated;
- iii) The scale, layout and location of the Subject Premises is suitable for the expansion of the church's service, so as to provide social welfare services and promote Christianity in the growing local community with new development areas in Fanling and Sheung Shui;
- iv) The Proposed Development has taken thoughtful consideration about the residents of the composite development and the neighbourhood. It is unlikely to pose adverse traffic, fire safety and nuisance impacts to the surrounding areas.



Legend

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

Title Location Plan

Date December 2025

Scale 1 : 1000 at A3

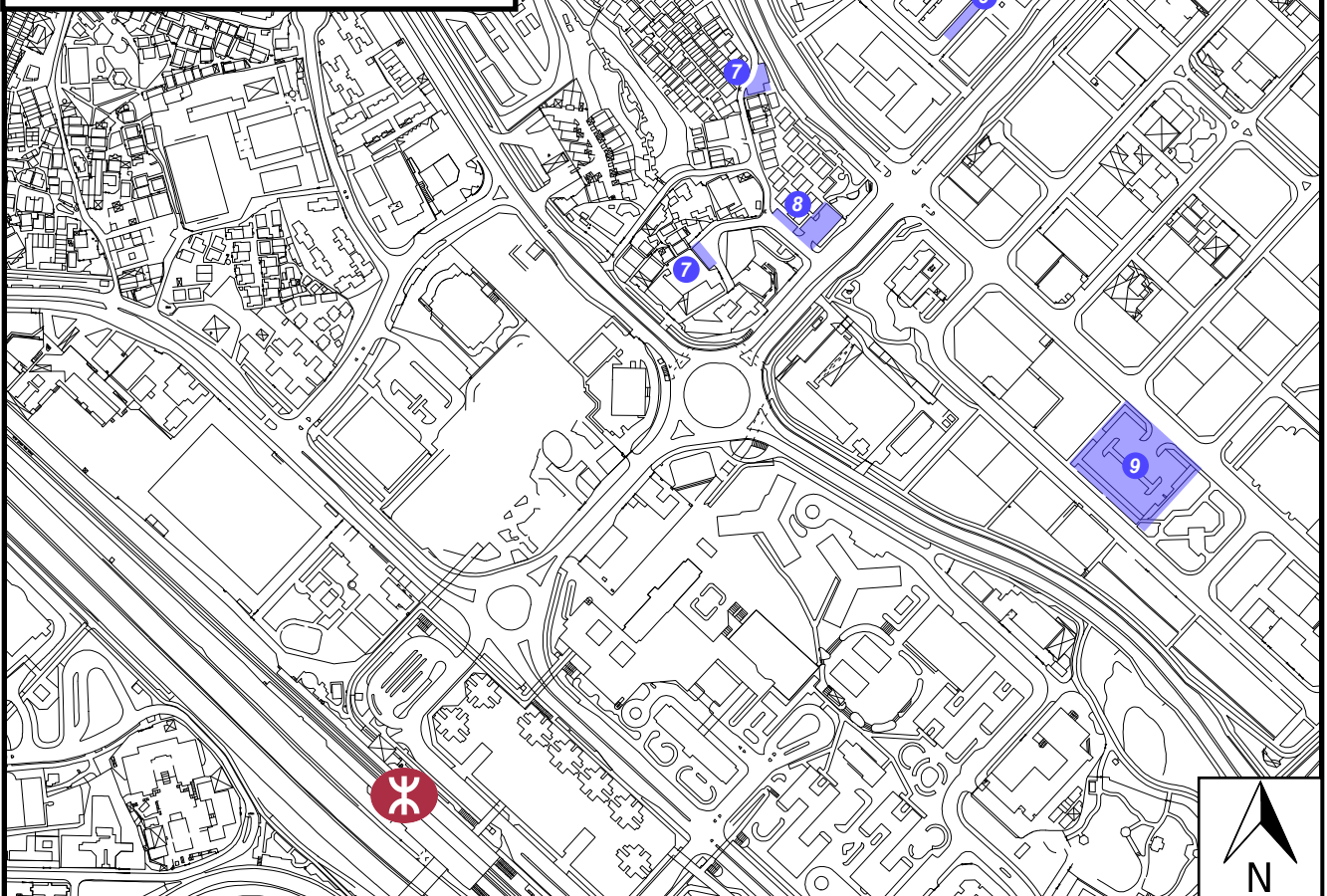
Figure No. 1

Prepared By:



Figures for parking meters

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



Legend



Application Site



MTR East Rail Line - Fanling Station



Public Vehicle Park (in Luen Wo Hui, Fanling)



Parking Meters (*Refer to the list above) (165nos.)

Date DEC 2025

Scale 1:5,000 at A4

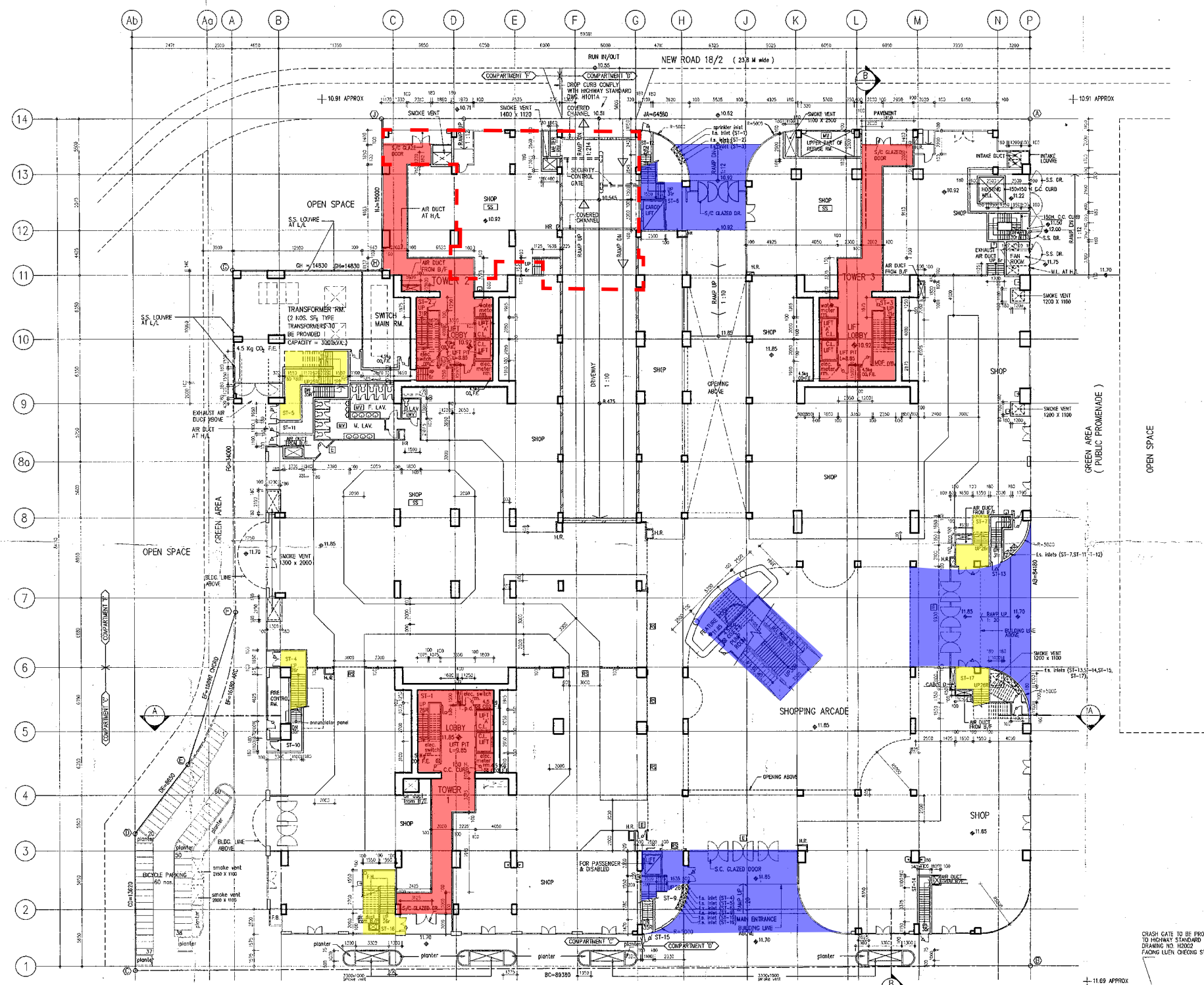
Figure No. 2

Title Location Plan for MTR Station & Car Parking Facilities

Prepared By:



DeSPACE (International) Limited



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

- 9 FEB 1994

**BUILDINGS
DEPARTMENT**

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

**AMENDED
PLAN**

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

**D. HEUNG
& ASSOCIATES**
ARCHITECTS & ENGINEERS

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PROJECT
PROPOSED COMMERCIAL /
RESIDENTIAL DEVELOPMENT ON
F.S.T.L. 128 AT
LUEN WO SAN TSUEN,
FANLING, N.T.

NO.	DATE	NOTE
a	JUN. 93	GEN. REVISION
b	JUNE. 93	GEN. REVISION
c	FEB. 94	GEN. REVISION

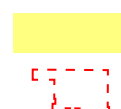
DESIGN	DRAWN
CHECKED	
SCALE	1:200
DATE	
PROJECT NO.	88/168
DRAWING NO.	A-30
DRAWING CODE	OF

Legend



Access to Residential Portion

Access to Commercial Portion



Emergency Access

Application Boundary (on 1/F)

Scale

N.T.S

Prepared By:



DeSPACE (International) Limited

Title

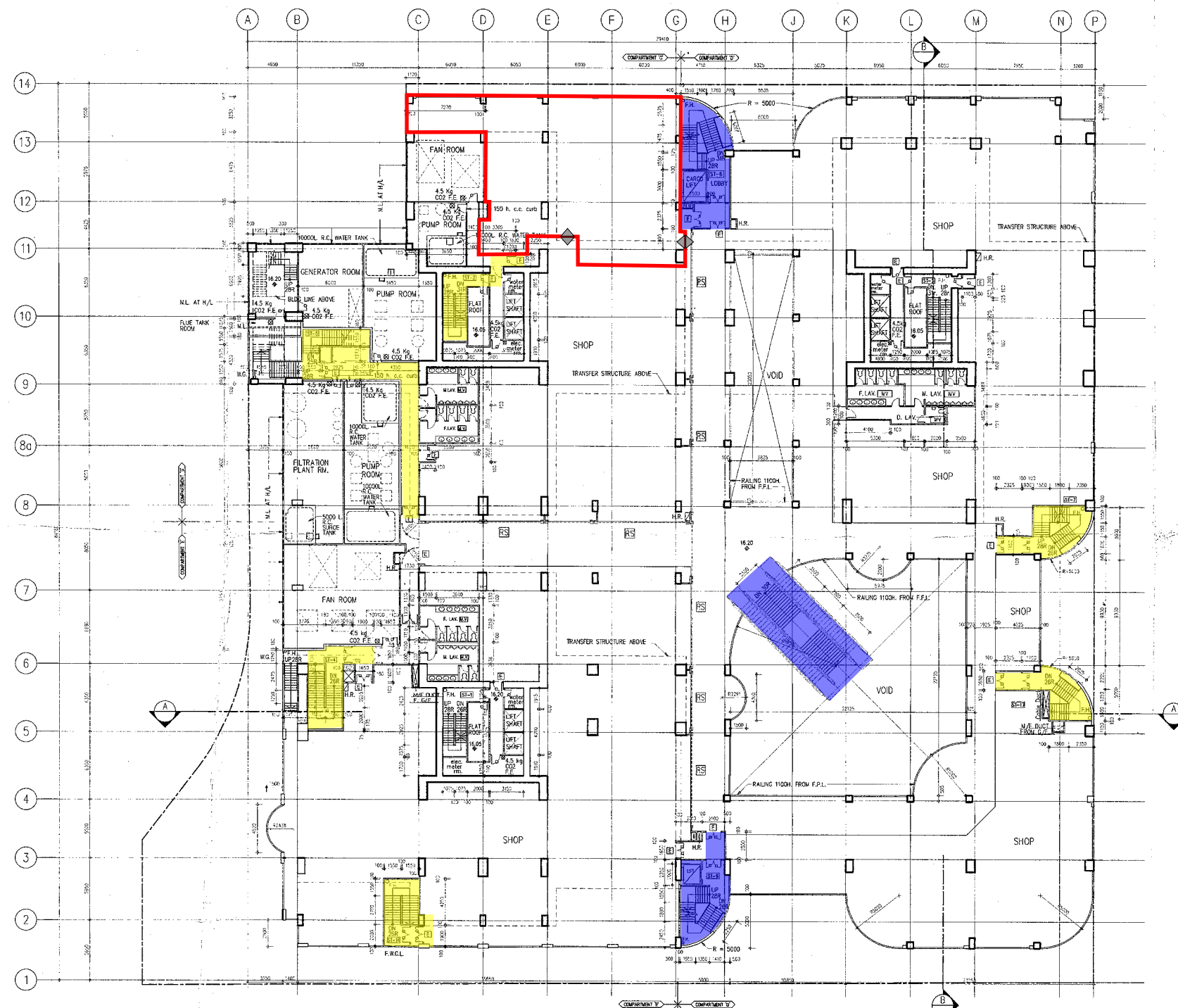
General Building Plan (Extracted from BD – Plan No. 2/9350/91)
Ground Floor Plan

Date

December 2025

Figure No.

3



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

- 9 FEB 1994

BUILDINGS
DEPARTMENT

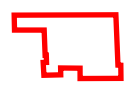
D. HEUNG & ASSOCIATES
DANIEL C. Z. HEUNG
AUTHORIZED PERSON-ARCHITECT

AMENDED
PLAN

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

D. HEUNG & ASSOCIATES ARCHITECTS & ENGINEERS 14/F, BLOCK C, SEAVIEW ESTATE, 2-8 WATSON ROAD, NORTH POINT, HONG KONG. TEL: 5128211 FAX: 5128115		PROJECT PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT ON F.S.S.T.L. 128 AT LUEN WO SAN TSUEN, FANLING, N.T.		REVISION		DESIGN	
				NO.	DATE	NOTE	DRAWN
				a	JAN. 93	GEN. REVISION	CHECKED
				b	JUNE. 93	GEN. REVISION	SCALE
1ST FLOOR PLAN				c	FEB. 94	GEN. REVISION	DATE
				PROJECT NO. 88/168		DRAWING NO. A-SC	
						DRAWING CODE 1F	

Legend



Application Boundary



Access to Commercial Portion



Emergency Access



Entrance

Scale

N.T.S

Prepared By:



DeSPACE (International) Limited

Title

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

Date

December 2025

Figure No.

4

Appendix 1

Layout Plan



- THEO TEXTURE** total design solution
unit 1205 12/f blk a sea view estate 2 watson rd north point hk
p 2520 0720 f 2520 0760 www.theotexture.com

GENERAL NOTES

All dimensions and site conditions should be checked prior to commencement of any work. Refer to figure dimensions only. Do not scale this drawing. This drawing should be read in conjunction with all related drawings and materials.

Copyright of the design and information shown on this drawing belongs to THEO TEXTURE. Any reproduction or use of the design is illegal without prior written consent by THEO TEXTURE.

PROJECT TITLE

WAH MING CHRISTIAN FAITH
HOPE LOVE CHURCH

DRAWING TITLE
LAYOUT PLAN

SCALE	DRAWN BY	PROJECT NO.
1:100	ALAU	TT2566
DATE	CHECKED BY	DWG NO.
02.12.2025	JT	PL01D

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

Dear Sir/Madam,

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

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

--

Best Regards,

Arthur Ma



DeSPACE (International) Limited



DeSPACE (International) Limited

Date: 10th December 2025

Pages: 1 + Attachments

BY EMAIL

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

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

Dear Sir/Madam,

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

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

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

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

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

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

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

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

Revised Calculation:

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

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

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

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

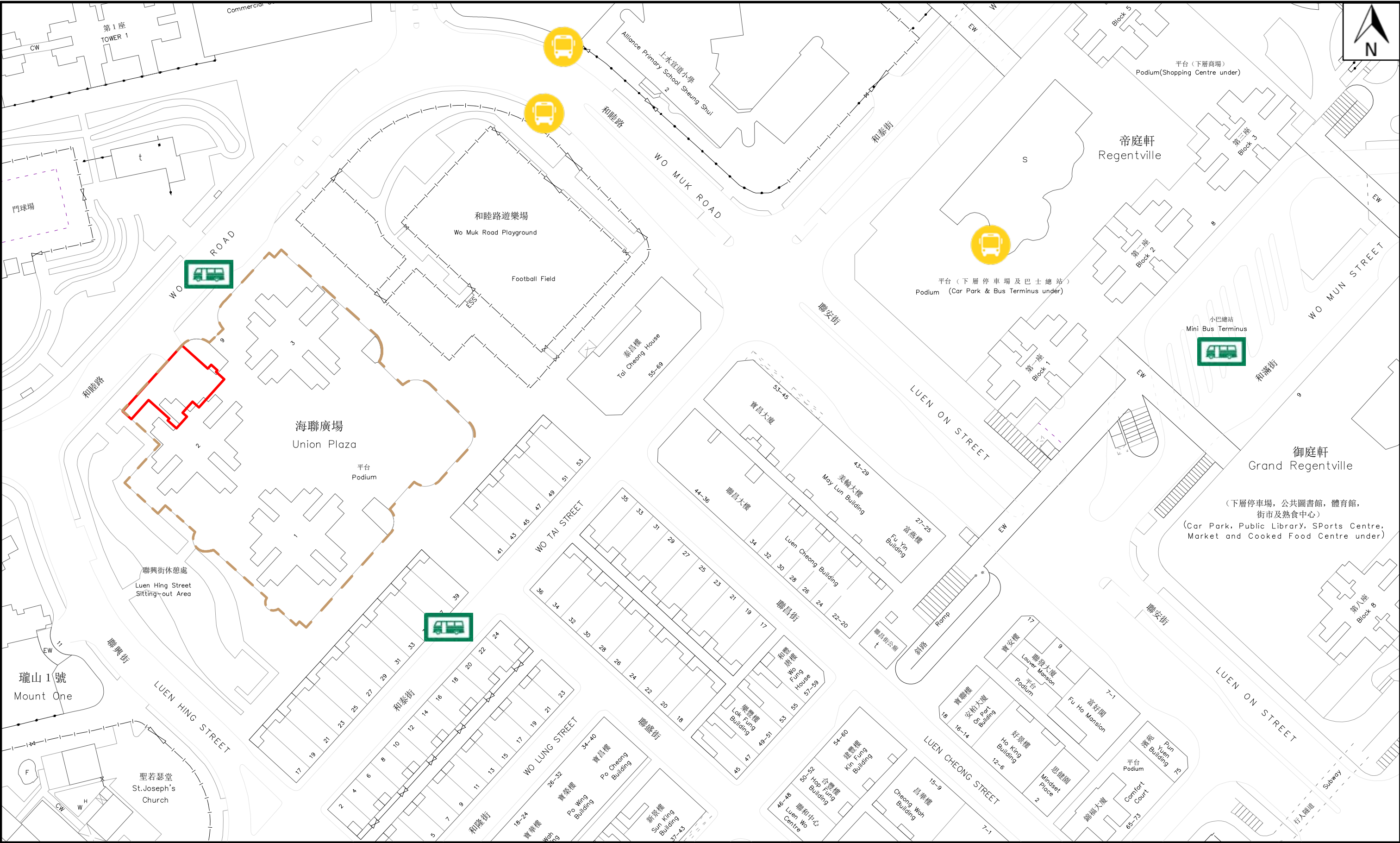
Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

pp. [Signature]
Greg Lam



Attachment 1

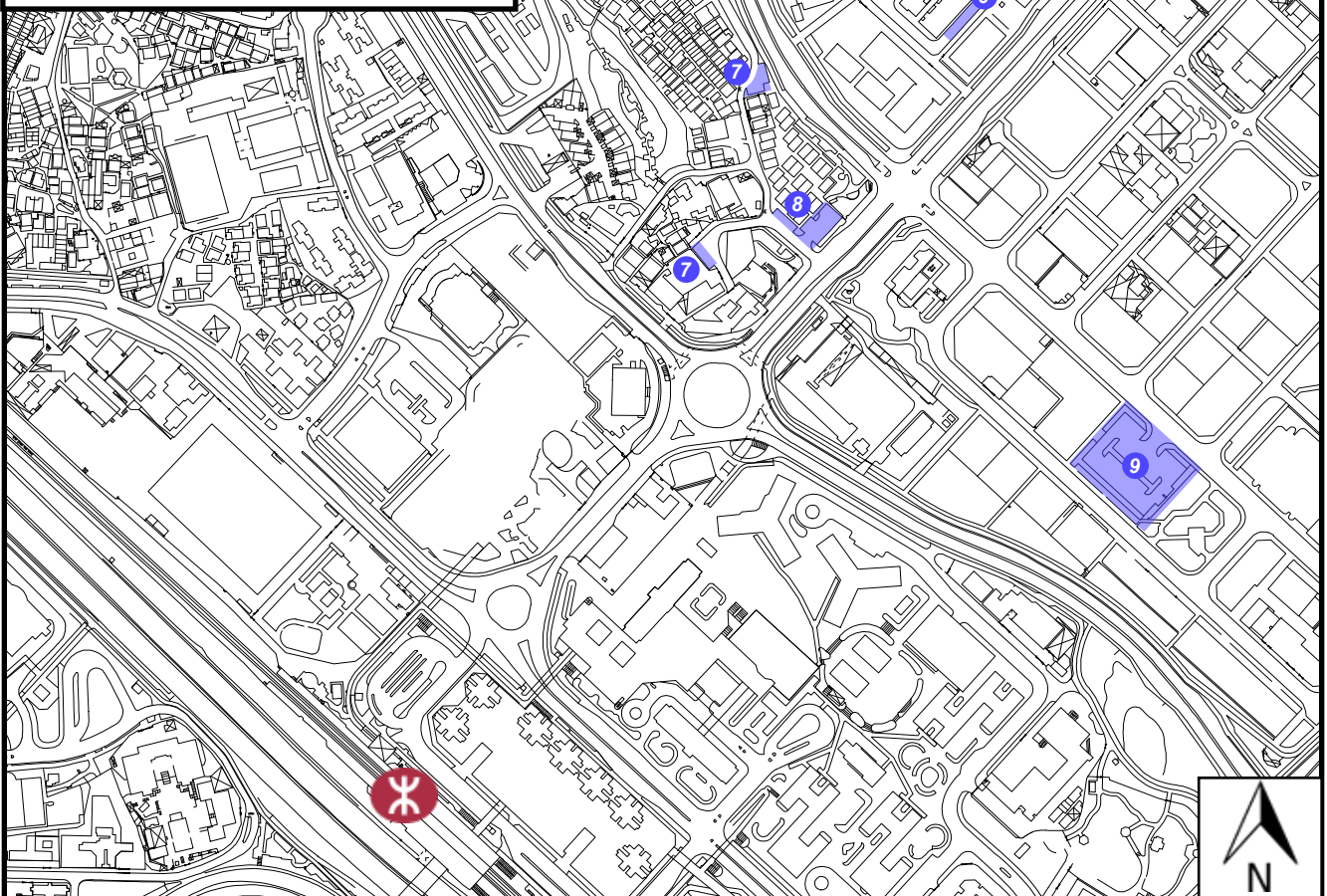
Revised Figures 1-4







<div>Legend</div> <div><div><div><div></div></div><div>Composite Development</div></div><div><div></div><div>Application Boundary</div></div><div><div><div></div></div><div>Green Minibus Stop / Terminal</div></div><div><div><div></div></div><div>Bus Stop / Terminal</div></div></div>	<div>Title Location Plan</div>	<div>Scale 1 : 1000 at A3</div>	<div>Prepared By:</div> <div><div><div></div></div><div>DeSPACE (International) Limited</div></div>
	<div>Date December 2025</div>	<div>Figure No. 1</div>	

Figures for parking meters

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



Legend

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

Date DEC 2025

Scale 1:5,000 at A4

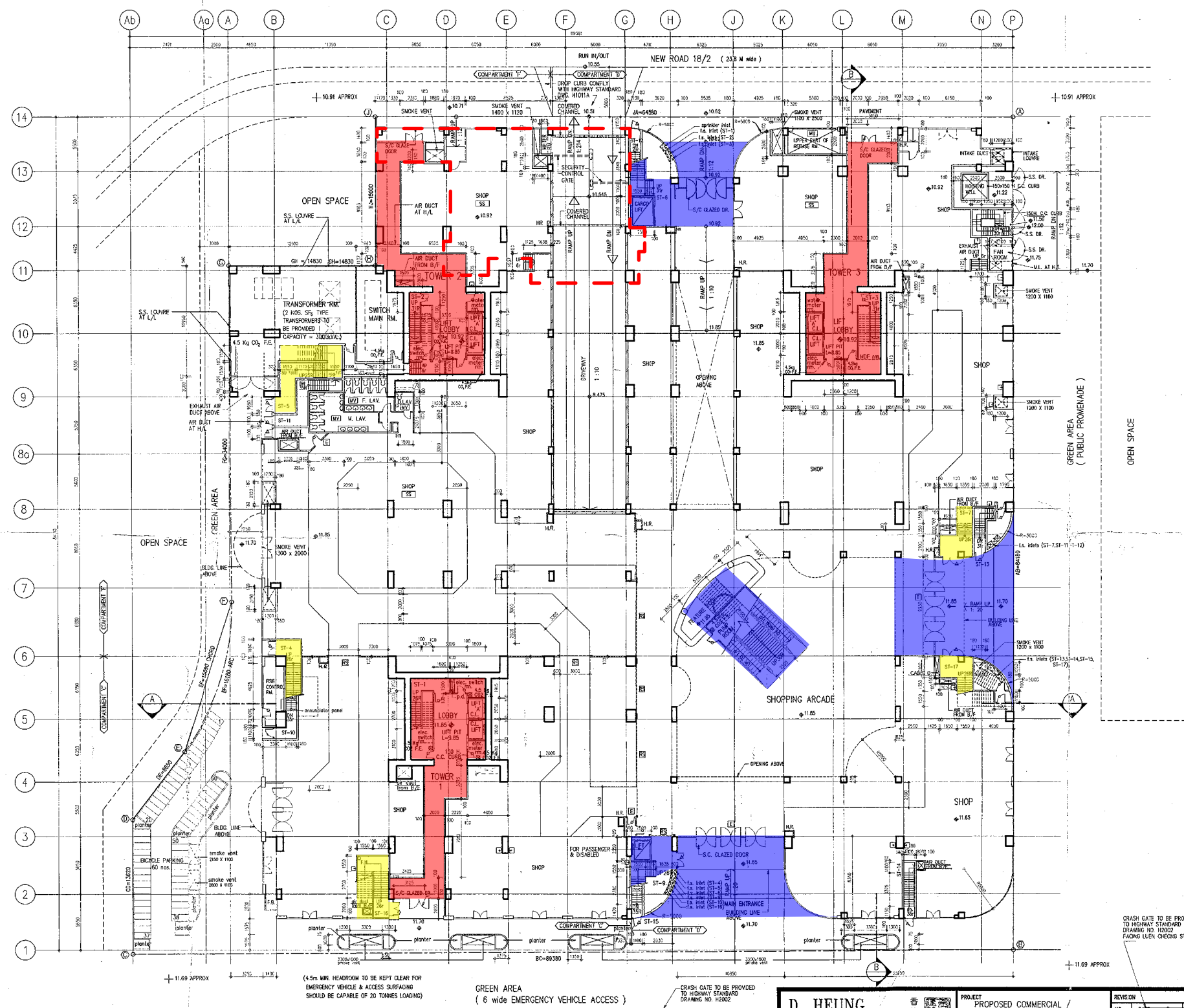
Figure No. 2

Title Location Plan for MTR Station & Car Parking Facilities

Prepared By:



DeSPACE (International) Limited



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

- 9 FEB 1994

**BUILDINGS
DEPARTMENT**

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

**AMENDED
PLAN**

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

**D. HEUNG
& ASSOCIATES**
ARCHITECTS & ENGINEERS

14/F, BLOCK C, SEAWAY ESTATE,
2-8 WATSON ROAD, NORTH POINT,
HONG KONG.
TEL: 5121211 FAX: 5070115

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

Legend



Access to Residential Portion

Access to Commercial Portion



Emergency Access

Application Boundary (on 1/F)

Scale

N.T.S

Prepared By:



DeSPACE (International) Limited

Title

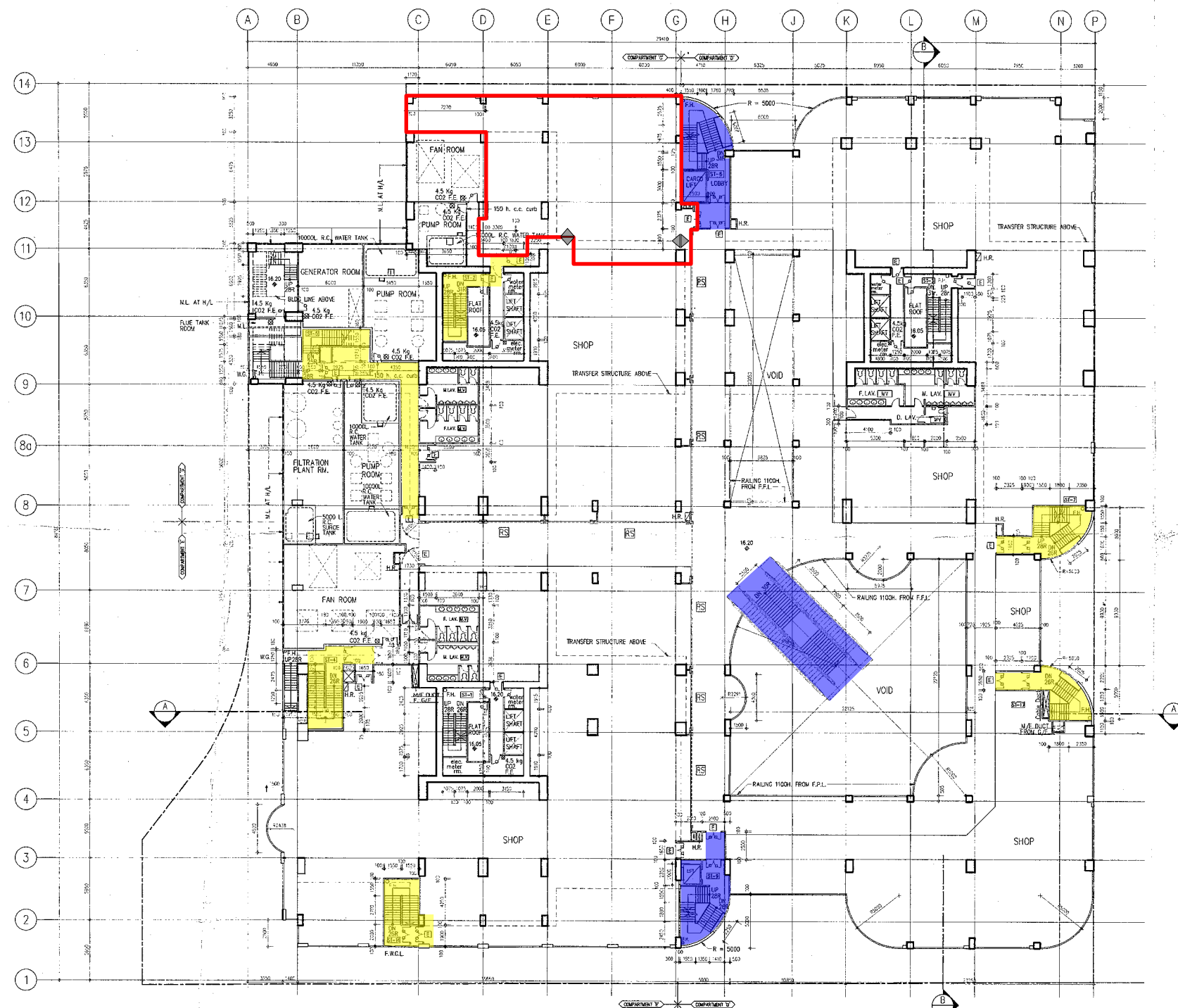
General Building Plan (Extracted from BD – Plan No. 2/9350/91)
Ground Floor Plan

Date

December 2025

Figure No.

3



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

- 9 FEB 1994

BUILDINGS
DEPARTMENT

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

AMENDED
PLAN

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

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

Legend



Application Boundary



Access to Commercial Portion



Emergency Access



Entrance

Scale

N.T.S

Prepared By:

Title

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

Date

December 2025

Figure No.

4



DeSPACE (International) Limited

Attachment 2

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

SECTION TWO – SITE CONTEXT AND HISTORY

2.1. Site Context and Surrounding Land Uses

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

2.2. Land Status

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

Attachment 3

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

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

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

5.5. No Adverse Fire Safety Impact

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

5.6. No Adverse Noise Impact/Nuisance to Residents

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

寄件者: Jeffrey Kwok DeSPACE [REDACTED]
寄件日期: 2026年01月19日星期一 12:43
收件者: tpbpd/PLAND
副本: TPB Submission/PLAND; Greg Lam; [REDACTED] David Chi Chiu
CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: A/FSS/303 - Further Information (1)
附件: A_FSS_303 FI(1).pdf
類別: Internet Email

Dear Sir/Madam,

Please see the attached copy of FI(1) of planning application No. A/FSS/303 for your reference. The same have been uploaded to the drive link under the Government Cloud Services.

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

Regards,

Jeffrey Kwok

[REDACTED]



DeSPACE (International) Limited

Date: 19th January 2026

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

Pages: 1 + Attachments
BY EMAIL
(dccccheng@pland.gov.hk)
(isyfung@pland.gov.hk)

Dear Sir/Madam,

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

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

Planning Application No. A/FSS/303 - Submission of Further Information (1)

Reference is made to the emails dated 23rd December 2025 and 8th January 2026 in relation to comments from the TD and HYAB. In order to address the comments, please find the attached response-to-comment (R-to-C) table (**Attachment 1**).

Clarification is also made as follows:

1. The operation hours are 8:00am – 10:00pm daily, including the major worship session between 11:30 am and 1:00 pm during weekends.
2. The overall maximum capacity of the church is 200 people.

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

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

pp.

Greg Lam



(cc. Mr. CHENG Chi Chiu, David (Town Plnr/ Yuen Long E 9)

Planning Application No. A/FSS/303

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

<i>Departmental Comments</i>	<i>Response</i>
Home and Youth Affairs Bureau received on 23.12.2025 by email	
<p>1. Under the prevailing policy, land grant cases filed by religious organisations involving religious/ ancillary religious facilities may be allowed a concessionary premium of two-thirds of the best alternative full market value with our policy support. The three conditions that have to be satisfied for us to consider rendering the aforesaid policy support are –</p> <p>(a) <u>The applicant has to be a bona fide religious organisation;</u> (b) The applicant has to be a charitable organisation registered under section 88 of the Inland Revenue Ordinance (“IRO”); and (c) The facilities concerned are for places of worship and ancillary use.</p>	Noted.
<p>2. As I was unable to locate any official website (only Applicant’s kindergarten https://www.fhlwmkg.edu.hk/ is available) or social media of Applicant, the Applicant is advised to provide the <u>Memorandum of Association</u> (“MOA”) to facilitate our consideration whether the abovementioned conditions (a) is met. Comments will be given from the religious perspective to the subject application after receiving the supplementary information required.</p>	Noted. Please refer to Attachment 2 for MOA of the Applicant for your reference.
Transport Department received on 08.01.2026 by email	
<p>1. Please note the following comment(s) from TD from traffic engineering point of view:</p> <p>(a) It is noted that 1 parking space is required for every 16 seats or equivalent for a church according to Table 11 Section 2 of Chapter 8 of the Hong Kong Planning and Standard Guidelines. The applicant should estimate the number of parking spaces required for the proposed church accordingly and check whether there are sufficient parking spaces inside or near Union Plaza; and</p>	<p>Noted. As provided by the Applicant, the estimated number of parking spaces required for the proposed church is no more than six (6).</p> <p>As mentioned in the Supplementary Planning Statement, there are a total of 39 public hourly parking spaces in Union Plaza. The Applicant has also inquired with the management office of the car park about the occupancy rate during weekdays and weekends:</p>

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

<i>Departmental Comments</i>	<i>Response</i>		
		Weekdays	Weekends
	Occupancy Rate	20-30%	50-60%
	<p>Inasmuch as the parking spaces within Union Plaza are sufficient for the proposed development of the church, visitors may also utilize the public parking meters located nearby (refer to Figure 2 in the Supplementary Planning Statement for locations and details).</p> <p>Nevertheless, as the proposed church primarily serves the nearby community, the Applicant will encourage visitors to access the Subject Premises on foot or via public transportation to minimize traffic flow and alleviate parking pressures.</p>		
2. (b) The applicant is reminded that no queues should be formed on the public road by the visitors of the proposed church.	Noted.		

Attachment 2

Memorandum of Association

ARTICLES OF ASSOCIATION
OF

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH

華明基督徒信望愛堂

(Name changed on 26 August 2024)

(As adopted by Special Resolution passed on 4 August 2024)

Incorporated the 23rd day of May, 2023.

HONG KONG

No. 75342158

[COPY]
CERTIFICATE OF INCORPORATION

I hereby certify that

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH LIMITED

華明基督徒信望愛堂有限公司

is this day incorporated in Hong Kong under the Companies Ordinance
(Chapter 622 of the Laws of Hong Kong), and that this company is a limited
Company.

Issued on 23 May 2023.

(Sd.) Miss Helen TANG

Registrar of Companies
Hong Kong Special Administrative Region

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.

編號 75342158

No.



公 司 註 冊 處

COMPANIES REGISTRY

公 司 更 改 名 稱 證 明 書

CERTIFICATE OF CHANGE OF NAME

本 人 謹 此 證 明

I hereby certify that

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH LIMITED

華明基督徒信望愛堂有限公司

已 獲 發 特 許 證 可 無 須 加 入 「 有 限 公 司 」 一 詞 ， 並 已 藉
having been granted a licence to dispense with the word 'Limited' and having by

特 別 決 議 更 改 其 名 稱 ， 該 公 司 為 有 限 公 司 ，
special resolution changed its name, is a limited company and is now incorporated

其 根 據 香 港 法 例 第 622 章 《 公 司 條 例 》 註 冊 的
under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong)

名 稱 現 為
in the name of

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH

華明基督徒信望愛堂

本 證 明 書 於 二 〇 二 四 年 八 月 二 十 六 日 發 出 。

Issued on 26 August 2024 .

香港特別行政區公司註冊處處長鄧婉雯

Miss Helen TANG

Registrar of Companies

Hong Kong Special Administrative Region

註 Note :

公司名稱獲公司註冊處註冊，並不表示獲授予該公司名稱或其任何部分的商標權或任何其他知識產權。

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 COMPANIES ORDINANCE
(Chapter 622)

SPECIAL RESOLUTION

of

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH LIMITED

華明基督徒信望愛堂有限公司

Passed on 4th August 2024

By a written resolution signed by the sole member of the Company pursuant to section 548 of the Companies Ordinance, the following Special Resolution was duly passed :-

- (a) the name of the Company be changed to WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH 華明基督徒信望愛堂; and
- (b) the regulations contained in the printed copy of the Articles of Association attached to this Resolution and, for the purpose of identification, signed by a Director hereof be approved and adopted as the Articles of Association of the Company in substitution for and to the exclusion of all the existing articles thereof.

(Sd.) Wong Wai Hung

.....

Wong Wai Hung

Member

THE COMPANIES ORDINANCE (CHAPTER 622)

Company Limited by Guarantee and not having a Share Capital

ARTICLES OF ASSOCIATION

OF

WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH

(華明基督徒信望愛堂)

(Name changed on 26 August 2024)

(As adopted by Special Resolution passed on 4 August 2024)

Part A Mandatory Articles

- * 1. The name of the company is “WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH (華明基督徒信望愛堂)” (hereinafter called “the church”).
2. The registered office of the church will be situated in Hong Kong.
3. The objects for which the church is established are: -
 - (i) To acquire and take over the whole of the assets and liabilities of an unincorporated church of The Christian The Faith Hope Love Church at G/F., Tim Ming House, Wah Ming Estate, Fanling, New Territories, Hong Kong and to maintain and conduct the same in succession to and in continuation of the said church.
 - (ii) To conduct, carry out, establish, construct, maintain, improve, manage and superintend, or to assist in the carrying out, establishment, construction, maintenance, improvement, management, or superintendence of churches, chapels, hospitals, Christian youth centres, and stations for advancement of Christianity provided that if the recipients of the funding of the church are organizations they shall prohibit the distribution of their income and property amongst their members to an extent at least as great as is imposed on the church under or by virtue of articles 4, 5 and 12 of Part A.
 - (iii) To proclaim the gospel, to make people believers of Christ, to lead people in worship of Christ, and to edify their spiritual life so to glorify Christ.
 - (iv) For advancement of Christianity and for advancement of education, to establish and maintain non-profit making school or schools and kindergarten or kindergartens where students or pupils may obtain free of charge or on moderate terms a sound religious and general education, and to provide for the delivery and holding of lectures, exhibitions, meetings, classes, and conferences calculated directly or indirectly to advance the teaching and doctrines of the gospel and education provided that if the recipients of the funding of the church are organizations they shall prohibit the distribution of their income and property amongst their members to an extent at least as great as is imposed on the church under or by virtue of articles 4, 5 and 12 of Part A.
 - (v) In furtherance of the objects of the church but not otherwise, to admit any persons to be members of the church on such terms, and to confer on them such rights and privileges as may deem expedient.
 - (vi) To purchase, take on lease or in exchange, hire or otherwise acquire real and personal estate which may be deemed necessary or convenient for any of the objects of the

* (Name changed on 26 August 2024)

church. To construct, maintain, and alter any houses, buildings, or works necessary or convenient for the objects of the church.

- (vii) In furtherance of the objects of the church but not otherwise, to sell, assign, transfer, exchange or otherwise dispose of any lands, buildings or other property of the church upon such terms as the board of directors of the church shall think fit.
- (viii) To borrow any money required for the objects of the church upon such terms and on such securities as may be determined.
- (ix) To accept donations and offerings and to receive property both real and personal by devise or bequest or gift for all or any of the objects of the church.
- (x) In furtherance of the objects of the church but not otherwise, to act as custodian, trustee or manager of any property or fund for any charitable or other organizations or institutions.
- (xi) In furtherance of the objects of the church but not otherwise, to invest the moneys of the church not immediately required upon such securities or otherwise in proper and prudent manner as may from time to time be determined.
- (xii) To carry out, establish, construct, maintain, improve, manage and superintend directly or indirectly hospitals, clinics, dispensaries, stations and establishment for furthering the objects of the church provided that if the recipients of the funding of the church are organizations they shall prohibit the distribution of their income and property amongst their members to an extent at least as great as is imposed on the church under or by virtue of articles 4, 5 and 12 of Part A.
- (xiii) To issue, print, publish, produce, distribute and sell Christian newspapers, periodicals, books, leaflets, records, tapes and any other media that the church may consider desirable for the promotion of Christian faith.
- (xiv) In furtherance of the objects of the church but not otherwise, to raise and establish charitable funds for the assistance of any group of persons who may have any contribution to education, religion and charity provided that if the recipients of the funding of the church are organizations they shall prohibit the distribution of their income and property amongst their members to an extent at least as great as is imposed on the church under or by virtue of articles 4, 5 and 12 of Part A.
- (xv) To apply to the Hong Kong Government for subsidy in its promotion of the objects of the church.
- (xvi) In furtherance of the objects of the church but not otherwise, to draw, make, accept, indorse, discount, execute and issue promissory notes, drafts, bills of exchange, warrants, cheques and other negotiable or transferable instruments.
- (xvii) To do all such other lawful things as are incidental or conducive to the attainment of any or all of the above objects.

PROVIDED THAT :-

- (i) In case the church shall take or hold any property which may be subject to any trusts, the church shall only deal with or invest the same in such manner as allowed by law having regard to such trusts.
- (ii) The objects of the church shall not extend to the regulation of relations between workers and employers or organisations of workers and organisations of employers.

4. The income and property of the church, whencesoever derived, shall be applied solely towards the promotion of the objects of the church as set forth in this Articles of Association.
5. Subject to articles 7 and 8 below, no portion of the income and property of the church shall be paid or transferred directly or indirectly, by way of dividend, bonus, or otherwise howsoever, to the members of the church.
6. No director or member of the governing body of the church (except those directors who have special qualifications (that is qualifications concerning theological training recognized and approved by the church) which are not otherwise available to the church and which would make for its more effective administration) shall be appointed to any salaried office of the church, or any office of the church paid by fees and no remuneration or other benefit in money or money's worth (except as provided in articles 7 and 8 below) shall be given by the church to any director or member of the governing body (except those directors as aforesaid). The number of remunerated directors must not be more than one and that such director must be absent from meetings and discussions concerning his own appointment, conditions of service and remuneration and must not vote thereon.
7. Nothing herein shall prevent the payment by the church of reasonable and proper remuneration to a member of the church not being a director or member of the governing body of the church in return for any goods or services supplied by him or her to the church.
8. Nothing herein shall prevent the payment by the church: -
 - (i) of reimbursement to a member of the church for out-of-pocket expenses properly incurred by him or her for the church;
 - (ii) of interest on money lent by a member of the church to the church at a reasonable and proper rate which must not exceed 2% per annum above the prime rate prescribed for the time being by the Hongkong and Shanghai Banking Corporation Limited for Hong Kong dollar loans;
 - (iii) of rent to a member of the church for premises let by him or her to the church provided that the amount of the rent and the other terms of the lease must be reasonable and proper; and such member must withdraw from any meeting at which a proposal of the rent or other terms of the lease are under discussion; and
 - (iv) of remuneration or other benefit in money or money's worth to a body corporate in which a member of the church is interested solely by virtue of being a member of that body corporate by holding not more than one-hundredth part of its capital or controlling not more than a one-hundredth part of its votes.
9. No person shall be bound to account for any benefit he may receive in respect of any payment properly paid in accordance with articles 7 and 8 above.
10. The liability of the members is limited.
11. Each person who is a member of the church undertakes that if the church is wound up while the person is a member of the church, or within one year after the person ceases to be such a member, the person will contribute an amount required of the person, not exceeding HK\$10.00 to the church's assets:
 - (i) for payment of the church's debts and liabilities contracted before the person ceases to be such a member;
 - (ii) for the payment of the costs, charges and expenses of winding up the church; and
 - (iii) for the adjustment, among the contributories, of their rights.

12. If upon the winding up or dissolution of the church there remains, after the satisfaction of all its debts and liabilities, any property whatsoever, this shall not be paid to or distributed among the members of the church; but shall be given or transferred to some other institution or institutions, having objects similar to the objects of the church, and which shall prohibit the distribution of its or their income and property amongst its or their members to an extent at least as great as is imposed on the church under or by virtue of article 5 above and this article, such institution or institutions to be determined by a resolution of the members of the church at or before the time of dissolution and in default thereof by a Judge of the High Court of Hong Kong Special Administrative Region having jurisdiction in the matter and, if this provision cannot be effected, then to charitable purposes as directed by a Judge of the High Court of the Hong Kong Special Administrative Region having jurisdiction in the matter.

I/WE, the undersigned, wish to form a company and wish to adopt the Articles of Association as attached.

Name(s) of Founder Member(s)
WONG Wai Hung 黃偉雄

Part B Other Articles

Preliminary

1. In these regulations:-

“Articles” means the Articles of Association of the church.

“Ordinance” means the Companies Ordinance, Chapter 622 of the Laws of Hong Kong including the related subsidiary legislation.

“The church” means “WAH MING CHRISTIAN FAITH HOPE LOVE CHURCH (華明基督徒信望愛堂)”.

“The board of directors” or “the directors” or the “Directors” or “the board” means the governing body of the church and every member of the board of directors shall be deemed to be a “director” of the church for the purpose of the Ordinance.

“The Pastor” means the principal pastor, or when no pastor is employed, the principal preacher, employed by the church.

“Reporting Documents” means the reporting documents for a financial year as referred to in section 357(2) of the Ordinance.

Words importing the singular number only shall include the plural number, and vice versa.

Words importing the masculine gender only shall include the feminine gender.

When any provision of the Ordinance is referred to the reference is to such provision as modified by any Ordinance for the time being in force.

Unless the context otherwise requires, words or expressions contained in these articles shall bear the same meaning as in the Ordinance or any statutory modification thereof in force at the date at which these articles become binding on the church.

Belief

2. (i) We believe in God the Father as the self-existent, eternal and only true God.
- (ii) We believe in God the Son as wholly divine, and for our salvation became true man by Incarnation, being conceived of the Holy Spirit, born of the Virgin Mary, crucified on the Cross, buried, rose from the dead and ascended into Heaven. He shall come again to establish His kingdom to judge the world.
- (iii) We believe in the Holy Spirit as the Comforter sent by the Father, dwelling in every believer, to enlighten the faithful and convict the world of sin.
- (iv) We believe in the triune God of the Father, and of the Son, and of the Holy Spirit.
- (v) We believe in the Holy Scripture as the inspired and infallible Word of God, and the divine and supreme authority in Christian life.
- (vi) We believe in man being made in God's own image and above all created things, tempted and fell under the power of sin unable to be saved by himself. Only those accept Christ's salvation by faith can inherit Eternal Life.
- (vii) The devil is the origin of sin and the ruler of the dark world, also an evil spirit at work within the hearts of sinful and rebellious men.
- (viii) Local church is formed by individual believers. Jesus Christ is the Head of the church in which the Holy Spirit is also at work.

Members

3. The number of members with which the church proposes to be registered shall be fixed by the church, and the directors may from time to time register an increase of members.
4. The following persons shall be the members of the church:-
 - (i) the founder members;
 - (ii) the Pastor; and
 - (iii) such other persons as the board of directors shall admit to membership

Qualification of Members

5. No person shall be admitted as a member of the church unless:-
 - (i) He has been baptised by immersion for at least seven years;
 - (ii) He has been registered as a parishioner of the church;
 - (iii) He has attained 21 years of age;
 - (iv) He has regularly attended the Sunday services of the church in the last 24 months; and
 - (v) He has been approved by the board of directors as being one suitable to be admitted to membership of the church.

The board of directors shall have full discretion in admitting any parishioner as member. This article shall not apply in case of employment of the Pastor.

Termination of Membership

6.
 - (i) A member of the church may resign from membership by giving one month's notice in writing to the board of directors of his intention so to do, and upon the expiration of this notice, and after payment of all outstanding dues and liabilities due from such member to the church; he shall cease to be a member of the church.
 - (ii) A member of the church may be deemed to withdraw his membership if he has failed to attend the Sunday services of the church for 12 consecutive months without giving any excuse in writing.
 - (iii) The names of the members will be transferred to a register of absent members if those members fail to attend the Sunday services of the church for 6 consecutive months without giving reasonable excuses in writing. Members in the register of absent members shall not be eligible to vote in general meetings and notice for the general meetings will not be sent to them. Absent members in the register can be reverted to the normal church membership register by the decision of a three-quarters majority of the board of directors.

Expulsion of Members

7. A member of the church shall forthwith cease to be a member if he is requested by resolution passed by a three-quarters (3/4) majority of the board of directors to resign.

The board of directors, when exercising its discretion to request a member to resign, shall consider in particular that the member has failed to observe any one or more of the Belief,

regulations or by laws of the church, or the behavior or conduct of any such member has been dishonourable or improper or injurious to the interest, benefit, character, or good name of the church.

Admission of Parishioners

8. A parishioner of the church is one whose name is registered in the register of parishioners of the church.
9. The board of directors may from time to time determine the regulations and bylaws governing the procedure of admission of parishioners.
10. Subject to article 9 of Part B the procedure for the admission of parishioners shall be governed by the following regulations:-
 - (i) Any person over the age of 16 years or under the age of 16 years if agreed by the Pastor (or a preacher) and an elder (or a deacon) who intends to become a parishioner of the church may complete and sign the form of application.
 - (ii) The applicant shall then be interviewed and examined by the Pastor, a preacher, an elder or a deacon. If they are satisfied that the applicant truly repents and confesses Jesus Christ as Saviour, they may recommend to the board that he is fit to be admitted to be a parishioner.
 - (iii) The board shall have absolute power for the admission of parishioners and it may reject any application or recommendation without assigning any reason thereto.
 - (iv) If the board accepts the recommendation and approves the application, the applicant shall be baptised by immersion in the church by the Pastor, a preacher, or their delegate.
 - (v) If the applicant has been baptised by immersion in any other church and the board is satisfied that he has in fact been so baptised and considers that such baptism effective, the board may dispense with baptism by immersion of the applicant.
 - (vi) The applicant's name shall then be entered in the register of parishioners and he will become a parishioner of the church.

Special Baptism

11. A person who truly repents and has determined to confess Jesus Christ as Saviour but has been prevented by serious illness and circumstances beyond his control complying with the requirement of the foregoing article 10, in particular from receiving baptism by immersion, may apply to the Pastor or his delegate for special baptism stating the reasons for so applying. The Pastor or his delegate shall interview him. If he satisfies the Pastor or his delegate that he truly repents and confesses Jesus Christ as Saviour, the Pastor or his delegate may conduct for him a special baptism that is to say, the Pastor or his delegate may baptise him either by immersion or sprinkling of water.
12. The Pastor or his delegate shall report the special baptism at the next nearest meeting of the board of directors, and the board shall ratify the special baptism and the person received special baptism shall thereupon become a parishioner of the church.

Status of Parishioner in the Church

13. A parishioner of the church is not a member of the church within the meaning of section 112 of the Ordinance. Unless and until a parishioner is duly admitted a member of the church pursuant to the provisions in these articles, he is not as of right to attend or vote at any of the general meetings of the church nor is he entitled to be an elected director of the church nor is he entitled to be appointed to any office in the board. Despite the foregoing provision in this article, the board of directors may invite any or all the parishioners of the church to be present as audience in any general meeting of the church.

Duties of Parishioners

14. The parishioners of the church shall abide by the following disciplinary regulations: -
- (i) The parishioners of the church shall pray and read the Holy Bible every day. They shall abide by the teachings of the Holy Bible. They shall regularly attend Sunday services. They must have good works that befit repentance, that the Lord's name be glorified, and
 - (ii) They shall abide by the principle of monogamy and remove all bad habits which are contrary to the teaching in the Holy Bible.

Resignation and Withdrawal of Parishioners

15. (i) A parishioner of the church may resign by giving one month's notice in writing to the board of directors of his intention so to do, and upon the expiration of his notice, and after payment of all outstanding dues and liabilities from such person to the church; he shall cease to be a parishioner of the church.
- (ii) A parishioner of the church may be deemed to withdraw from his status if he has failed to attend the Sunday services of the church for 12 consecutive months without giving any excuse in writing.

Expulsion of Parishioners

16. A parishioner of the church shall forthwith cease to be a parishioner if he is requested by resolution passed by a three-quarters (3/4) majority of the board of directors to resign.

The board of directors, when exercising its discretion to request a parishioner to resign, shall consider in particular that the parishioner has failed to observe any one or more of the Belief, regulations or by laws of the church, or the behavior or conduct of any such parishioner has been dishonourable or improper or injurious to the interest, benefit, character, or good name of the church.

General Meetings

17. Subject to Section 107 of Schedule 11 to and sections 611, 612 and 613 of the Ordinance, the church must, in respect of each financial year of the church, hold a general meeting as its annual general meeting in accordance with section 610 of the Ordinance. The annual general meeting shall be held at such time and place as may be prescribed by the board of directors.
18. The board of directors may, if it thinks fit, call a general meeting.
19. Notwithstanding the foregoing provisions of these articles, if the board of directors is required

to call a general meeting under section 566 of the Ordinance, it must call it in accordance with section 567 of the Ordinance. If the board of directors does not call a general meeting in accordance with section 567 of the Ordinance, the members who requested the meeting, or any of them representing more than one half of the total voting rights of all of them, may themselves call a general meeting in accordance with section 568 of the Ordinance.

Notice of General Meetings

20. Subject to the provisions contained in Part 12 of the Ordinance, an annual general meeting must be called by notice of at least 21 days in writing. Other general meetings must be called by notice of at least 14 days in writing. The notice of a general meeting 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 specify the place, the date and time of the meeting; state the general nature of the business to be dealt with at the meeting; and include notice of the resolution intended to be moved at the meeting.
21. Notice of a general meeting of the church will be given to members, directors and the auditor for the time being of the church in hard copy form or in electronic form; or by making the notice available on a website, or partly by one of those means and partly by another.
22. Any accidental omission to give notice of a general meeting to, or any non-receipt of notice of a general meeting by, any person entitled to receive notice does not invalidate the proceedings at the meeting.

Proceedings at General Meetings

23. 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 and continues to be present until the conclusion of the meeting; save as herein otherwise provided, twenty-five per cent (25%) of all the members of the church, or ten (10) members of the church, whichever is less, present in person or by proxy shall be a quorum.
24. A proxy may only validly be appointed by a notice, as required by the church. A proxy must be a member of the church.
25. 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 another case it shall stand adjourned to the same day in the next week, at the same time and place. 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.
26. The chairman, if any, of the board of directors shall preside as chairman at every general meeting of the church.
27. If there is no such chairman, or if at any meeting he is not present within fifteen minutes after the time appointed for holding the meeting or is unwilling to act as chairman, the members present shall choose someone of their number to be the chairman.
28. The chairman may, with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting), adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.

29. At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands, unless a poll is (before or on the declaration of the result of the show of hands) demanded by the chairman of the meeting, or by at least two members present in person or by proxy, or by any member or members present in person or by proxy and representing at least 5% of the total voting rights of all the members having the right to vote at the meeting. Unless a poll is so demanded, a declaration by the chairman that a resolution has on a show of hands been carried or carried unanimously, or by a particular majority, or lost and an entry to that effect in the minutes of the proceedings of the church shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against that resolution.
30. 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. In the minutes of proceedings of the general meeting, the result of the poll, the total of votes that could be cast, the number of the votes in favour of the resolution and the number of the votes against the resolution must be recorded.
31. In 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.
32. A poll demanded on the election of a chairman, or on a question of adjournment, shall be taken forthwith. A poll demanded on any other question shall be taken at such time as the chairman of the meeting directs.

Votes of Members

33. On a vote on a resolution at a general meeting, whether on a show of hands or on a poll, every member present in person or by proxy has one vote.
34. A member of unsound mind or in respect of whom an order has been made by any court having jurisdiction in lunacy shall not be entitled to vote.
35. No member shall be entitled to vote at any general meeting unless all moneys presently payable by him to the church have been paid.

Board of Directors

36. Unless otherwise determined by the church in general meeting the number of directors in the board of directors shall not be less than three nor more than fifteen. The church may from time to time in general meeting increase or reduce the number of directors.
37. The board of directors shall be the governing body of the church.

Qualification of Director

38. A person shall not be qualified to become a director of the church unless:-
- (i) He is a member of the church;
 - (ii) He has not been acting or behaving in manner or conduct contrary to those prescribed by 1 Timothy 3:1-13 and Titus 1:5-9 of the Holy Bible; and

(iii) He has constantly attended the worship services and activities of the church.

It is preferred that he is a deacon or an elder of the church.

Powers and Duties of the Board of Directors

39. The operations of the church shall be managed by the board of directors, who may pay all expenses incurred in promoting and registering the church, and may exercise all such powers of the church as are not, by the Ordinance or by these articles, required to be exercised by the church in general meeting, subject nevertheless to the provisions of the Ordinance or these articles and to such regulations, being not inconsistent with the aforesaid regulations or provisions, as may be prescribed by the church in general meeting; but no regulation made by the church in general meeting shall invalidate any prior act of the directors which would have been valid if that regulation had not been made.
40. The board of directors shall cause the following to be recorded:-
- (i) copies of all resolutions of members passed otherwise than at general meetings;
 - (ii) all resolutions passed by the directors without a meeting; and
 - (iii) minutes of all proceedings of general meetings of the church, and at meetings of the directors and of committees of directors.

The church must keep these records for at least 10 years.

Appointment and Retirement of Directors

41. Candidates for the office of director shall be recommended prior to the annual general meeting in accordance with the regulations from time to time adopted by the board of directors, and such candidates shall be appointed directors of the church at the annual general meeting, and shall take office forthwith after the meeting at which they are appointed.
42. At the first annual general meeting of the church after its incorporation, all the directors shall retire from office; and at the annual general meeting in every subsequent two years, all the directors for the time being shall retire from office.
43. A retiring director shall be eligible for reappointment to the office and shall act as director throughout the meeting at which he retires.
44. The church at the general meeting at which one or more directors retire in manner aforesaid may fill the vacated office by appointing those candidates for the office of directors recommended prior to such general meeting pursuant to article 41 hereof to be directors and in default the retiring directors shall be deemed to have been reappointed unless at such meeting it is resolved not to fill such vacated office.
45. Any casual vacancy occurring in the board of directors may be filled by the directors but the person so chosen shall be subject to retirement at the same time as if he has become a director on the day on which the director in whose place he is appointed was last elected a director.
46. The board of directors shall have power at any time, and from time to time, to appoint a person as an additional director who shall retire from office at the next annual general meeting following the appointment, but shall be eligible for reappointment by the church at that meeting as a new director.
47. The church may by ordinary resolution remove any director before the expiration of his period of office, and may by an ordinary resolution appoint another person in his stead. The person

so appointed 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.

Termination of Director's Appointment

48. The office of a director shall be vacated in the following cases:-
- (i) If he should be absent from the regular meetings of directors for one year without permission of the directors. The board of directors may exercise its powers under article 45 to fill the vacancy;
 - (ii) a) If he ceases to be a deacon or an elder in accordance with provisions in articles 60(iii) and 61(iii) respectively; or
b) If the director, other than a deacon or an elder, has failed to observe the provision of 1 Timothy 3:1-13 and Titus 1:5-9 of the Holy Bible, or his behaviour or conduct is in contravention of the said provisions, the board of directors may by notice in writing call upon such director to appear before a meeting of the board of directors specially convened to consider the matter so that such director may give an explanation and defend himself. If the board of directors is not satisfied, the church may, by an ordinary resolution, remove such director from office;
 - (iii) If he becomes bankrupt or suspends payment or compounds with his creditors;
 - (iv) If he becomes a mentally incapacitated person;
 - (v) If by notice in writing to the church he resigns his office in accordance with section 464(5) of the Ordinance;
 - (vi) If he becomes prohibited from being a director by reason of any order made under Part IVA of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) or is prohibited from being a director by law;
 - (vii) If he ceases to be a member of the church or becomes an absent member; or
 - (viii) If he is directly or indirectly interested in any transaction, arrangement or contract or proposed transaction, arrangement or contract (being a transaction, arrangement or contract or proposed transaction, arrangement or contract of significance in relation to the church's operations) with the church and fails to declare the nature and extent of his interest in manner required by section 536 of the Ordinance.

Proceedings of Directors

49. The directors may meet physically or virtually through any technological means at any time for the dispatch of business, adjourn, and otherwise regulate their meetings, as they think fit. Unless otherwise provided in these articles, questions arising at any meeting shall be decided by a majority of votes. In case of an equality of votes the chairman shall have a second or casting vote. The chairman or any director may, and the secretary on the requisition of a director shall, at any time summon a meeting of the directors.
50. The quorum necessary for the transaction of business of the directors may be fixed by the board of directors and it shall be not less than one half of all the directors of the church.
51. A three-quarters majority of the directors are required to carry a resolution or decision made at the board meeting in respect of leasing, sale, purchase, charge or mortgage, release or transfer,

or otherwise the disposal of the real property of the church.

52. The continuing directors may act notwithstanding any vacancy in their body; but, if and so long as their number is reduced below the number fixed by or pursuant to article 36 as the minimum number of directors, the continuing directors may act for the purpose of increasing the number of directors to that number, or of summoning a general meeting of the church, but for no other purpose.
53. The chairman of the board of directors shall be the chairman of all meetings of the board of directors, but if at any meeting the chairman is not present within fifteen minutes after the time appointed for holding the same, the directors present may choose one of their number to be the chairman of the meeting.
54. A director shall not vote in respect of any transaction, arrangement or contract in which he is interested or any matter arising thereout, and if he does so vote his vote shall not be counted. A reference in this article to a transaction, arrangement or contract includes a proposed transaction, arrangement or contract.
55. The directors may delegate any of their powers to departments (which are of long duration) or committees (which are of short duration or of single purpose) consisting of such member or members of the church as they think fit; any department or committee so formed shall in the exercise of the powers so delegated conform to any regulations that may be imposed on them by the board of directors.
56. If at any meeting the chairman of the department or committee is not present within fifteen minutes after the time appointed for holding the same, the members present may choose one of their number to be chairman of the meeting.
57. A department or a committee may meet and adjourn as it thinks proper. Questions arising at any meeting shall be determined by a majority of votes of the members present, and in case of an equality of votes the chairman shall have a second or casting vote.
58. All acts done by any meeting of the directors or of a department or of a committee, or by any person acting as a director, shall notwithstanding that it be afterwards discovered that there was some defect in the appointment of any such director or person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such person had been duly appointed and was qualified to be a director.
59. A resolution in writing, signed by all the directors shall be as valid and effectual as if it had been passed at a meeting of the directors duly convened and held.

The Pastor

60.
 - (i) The board of directors shall, unless for circumstances beyond its control, employ at all times a principal pastor, or if no suitable pastor could be employed a principal preacher for the church and may employ such number of assistant pastors, evangelists and preachers. The principal pastor or when no pastor has been employed the principal preacher employed by the church are in these articles referred to as "the Pastor".
 - (ii) Subject to article 6 of Part A, the Pastor, assistant pastors, evangelists and preachers shall be entitled to receive such remuneration as may from time to time be determined by the board of directors.

- (iii) The Pastor shall be an ex-officio member of the church and shall be entitled to sit in all meetings of the board of directors and all meetings of all departments and committees of the board of directors.

Deacons

61. The board of directors may set up District Church Committees at locations that it has field activities. Every District Church Committee shall comprise at least two members who are elders, deacons or preachers.
- (i) No person shall be qualified to become a deacon unless (a) he has attained 21 years of age; (b) he has been baptized by immersion for over 7 years; (c) he has not been acting or behaving in manner or conduct contrary to those prescribed by 1 Timothy 3:1-13 and Titus 1:5-9 of the Holy Bible; and (d) he has constantly attended the worship services and activities of the church.
 - (ii) The board of directors may from time to time, based on recommendations from the District Church Committee, nominate a person to be a deacon unless it is opposed by more than half (1/2) of the church parishioners.
 - (iii) The office of a deacon shall be vacated in the following events : - (a) if he resigns from his office by giving one month's notice in writing to the church; (b) if he is absent from regular meetings of elders and deacons for more than one year without having given any excuse in writing; (c) if he ceases to be a member of the church or becomes an absent member; (d) if he has failed to observe the provision of 1 Timothy 3:1-13 and Titus 1:5-9 of the Holy Bible, the board of directors may by notice in writing call upon such deacon to appear in a meeting of the board of directors specially convened to consider the matter so that he may give an explanation and defend himself. If the board of directors is not satisfied, it may by a resolution passed by a three-quarters (3/4) majority of the board of directors remove such a deacon from the office; (e) The church may remove a deacon from the office by a resolution passed by a three-quarters of members present and voting at a general meeting.

Elders

62. An elder has the specific responsibility to provide spiritual guidance to the church for the compliance with the church Belief and reconciliation and resolution in case of any dispute in the interpretation of the biblical doctrine.
- (i) No person shall be qualified to become an elder unless (a) he has attained 30 years of age; (b) he has been baptized by immersion for over 7 years; (c) he has not been acting or behaving in manner or conduct contrary to those prescribed by 1 Timothy 3:1-7, Titus 1:5-9 and 1 Peter 5:1-3 of the Holy Bible; (d) he has constantly attended the worship services and activities of the church; and (e) he has served as deacon for over 5 years or preacher for over 7 years in the church.
 - (ii) The board of directors may from time to time, based on recommendations from the District Church Committee, nominate a deacon, the Pastor or a preacher to be an elder unless it is opposed with valid reasons by more than half (1/2) of the church parishioners.
 - (iii) The office of an elder will be vacated in the following events : - (a) if he resigns from his office by giving one month's notice in writing to the church; (b) if he is absent from regular meetings of elders and deacons for more than one year without having given any excuse

in writing; (c) if he ceases to be a member of the church or becomes an absent member; (d) if he has failed to observe the provision of 1 Timothy 3:1-7, Titus 1:5-9 and 1 Peter 5:1-3 of the Holy Bible, the board of directors may by notice in writing call upon such elder to appear in a meeting of the board of directors specially convened to consider the matter so that he may give an explanation and defend himself. If the board of directors is not satisfied, it may by a resolution passed by a three-quarters (3/4) majority of the board of directors remove such an elder from the office; (e) The church may remove an elder from the office by a resolution passed by a three-quarters of members present and voting at a general meeting.

Management Committee / Incorporated Management Committee

63. (i) The Directors shall, in accordance with the provisions of the Education Ordinance, set up for each school established or carried on by the church a management committee or an incorporated management committee established under the Education Ordinance. Subject to the provisions of the Education Ordinance, the members of the management committee or the incorporated management committee may be appointed or elected either for a fixed term or without limitation as to the period for which each of them is to hold office, and the nominees shall make application to the Permanent Secretary for Education for registration as managers under the provisions of the Education Ordinance.
- (ii) Subject to the provisions of the Education Ordinance, the Directors may remove or dismiss a member of a management committee from office. For an incorporated management committee, the vacation of office of managers shall be in accordance with the procedures stipulated in the Education Ordinance. The Supervisor of a school shall, within one month, give notice in writing to the Permanent Secretary for Education if any member ceases to be a manager of the school.
- (iii) The Directors or the management committee shall nominate in accordance with the provisions of the Education Ordinance another member to replace a member of a management committee who has been removed or dismissed or whose term of office has expired and such nominee shall make application to the Permanent Secretary for Education for registration as a manager under the provisions of the Education Ordinance. For an incorporated management committee, a member shall be appointed or elected as appropriate in accordance with the provisions of the Education Ordinance to replace a member who has been removed or dismissed or whose term of office has expired.
- (iv) A member of a management committee may be but need not necessarily be a director. The composition of an incorporated management committee shall comply with the provisions of the Education Ordinance.
64. It shall be the special responsibility of a school management committee or an incorporated management committee to manage the school in accordance with the Education Ordinance, and in all respects to the satisfaction of the Permanent Secretary for Education.

Cheques

65. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments shall be made, signed, drawn, accepted and endorsed, or otherwise executed by any two persons authorized by the board of directors at least one of whom should be a director.

Accounts

66. The directors shall keep accounting records, that comply with Subdivision 2 of Division 4 of Part 9 of the Ordinance and enable the directors to prepare financial statements for each financial year in accordance with Subdivision 3, with respect to:
- (i) all sums of money received and expended by the church and the matters in respect of which the receipt and expenditure takes place; and
 - (ii) the assets and liabilities of the church.
- Proper accounting records shall not be deemed to be kept if there are not kept such accounting records as are necessary to give a true and fair view of the state of the church's affairs and to explain its transactions, and to follow accounting standards issued or adopted by the Hong Kong Institute of Certified Public Accountants or its successors and to adhere to all of its recommended practices.
67. The accounting records shall be kept at the registered office of the church or at such other place or places as the directors think fit, and shall always be open to the inspection of the directors.
68. The directors shall from time to time in accordance with the applicable statutory requirements, cause to be prepared and to be laid before the church in annual general meeting such Reporting Documents for each accounting reference period as required by the applicable statutory requirements.
69. A copy of the Reporting Documents which is to be laid before the church in annual general meeting shall not less than 21 days before the date of the meeting be sent to every member of the church. The church is not required to send a copy of any document to a member whose address is unknown to the church.

Audit

70. Auditors shall be appointed and their duties regulated in accordance with the applicable statutory requirements.

Alteration of Articles

71. No addition, alteration or amendment shall be made to or in this Articles for the time being in force, unless such addition, alteration or amendment has been previously submitted to and approved by the Registrar of Companies in writing or is made under a direction given under section 104(2)(b) or 105 of the Ordinance.

Winding Up & Miscellaneous

72. The provisions of article 12 of Part A relating to the winding up or the dissolution of the church shall have effect and be observed as if the same were repeated in these articles.
73. A director who is in any way, whether directly or indirectly, interested in any transaction, arrangement or contract (being a transaction, arrangement or contract of significance in relation to the church's operations) with the church shall, if his interest in the transaction, arrangement or contract is material, declare the nature and extent of his interest at a meeting of the directors in accordance with section 536 of the Ordinance and shall not vote or be counted for quorum purposes in respect of any such transaction, arrangement or contract, and if he does so vote his vote shall not be counted. A reference in this article to a transaction, arrangement or contract includes a proposed transaction, arrangement or contract. A general notice given to the church

that a director is to be regarded as having an interest of the nature and to the extent as specified in the notice in any transaction, arrangement or contract which may after the date of the notice be entered into or made by the church, shall be deemed to be a disclosure that the director of the church has an interest in any transaction, arrangement or contract of the nature and to the extent so specified.

74. The directors must cause the information of the church to be adequately recorded for future reference as required to be contained in any company records stipulated by the Ordinance to be kept by the church.
75. A person is not entitled to inspect any of the church's accounting or other records or documents merely because of being a member, unless the person is authorized to do so by—
 - (i) an enactment;
 - (ii) a court order under section 740 of the Ordinance;
 - (iii) the directors; or
 - (iv) an ordinary resolution of the church.
76. Officers (other than a director) and auditors for the time being of the church shall be indemnified out of the funds and assets of the church against all liabilities and obligations which they, or any of them, may incur in good faith in the proper and reasonable performance or purported performance of their duties in relation to the church other than any liability which attaches to them by law in respect of any negligence, default, breach of duty or breach of trust. Further, they shall be indemnified out of the funds and assets of the church against any liability incurred by them in defending any proceedings, whether civil or criminal, in which judgement is given in their favor or in which they are acquitted or in connection with any application under section 903 or 904 of the Ordinance in which relief is granted to them by the Court provided that none of the assets and funds of the church shall be applied in payment of the whole or part of any fine or penalty imposed upon any person by sentence or order of a Court of Justice.

Restriction on formation of subsidiary

77. The church shall not form a subsidiary or hold a controlling interest in another body corporate, unless the formation of such a subsidiary or the holding of such a controlling interest has previously been approved by the Registrar of Companies in writing.

Similar s.16 Application within “R(A)” Zone on Fanling/Sheung Shui OZP

Approved Application

Application No.	Use/Development	Date of Consideration
A/FSS/302	Proposed Religious Institution (Church)	21.11.2025

Approval Conditions

1. The provision of fire service installations and water supplies for firefighting.
2. Revocation clause.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the applicant shall comply with all the lease conditions;
- (b) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans or referral from the relevant licensing authority;
- (c) to note the comments of the Commissioner for Transport that no queues should be formed on the public road by the visitors of the proposed church; and
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) before any new building works (including offices and rooms containing soil or waste fitments) are to be carried out at the application premises (the Premises), prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under BO;
 - (iii) adequate fire resisting construction should be provided to the Premises in accordance with the regulation 35 of the Building (Construction) Regulations (B(C)R) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011);
 - (iv) the discharge value of the building would be increased by the proposed use. The applicant shall demonstrate the discharge value in the approved plan would not be exceeded;
 - (v) the width of new exit doors of the proposed use should be not less than 1050mm in accordance with Table B2 of FS Code 2011;
 - (vi) the wall separating the proposed use and existing shops should have fire resistance rating of not less than -/60/60 in accordance with the regulation 35 of B(C)R and FS Code 2011;
 - (vii) alteration of the opening to the protected lobby to the means of escape is building works subject to the control under BO. It may be carried out under the simplified requirement of Minor Works (MW) Control System provided that the works do not involve the alteration of any other structural elements (MW item 1.42). Otherwise, prior approval of plans for such building works and consent for the commencement of such works are required;
 - (viii) natural lighting and ventilation should be provided to offices, pantry and rooms containing soil or waster fitments in accordance with the regulations 30 and 36 of

the Building (Planning) Regulations; and

- (ix) detailed comments under BO would be provided at the building plan submission stage.

Appendix IVa of RNTPC
Paper No. A/FSS/303

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

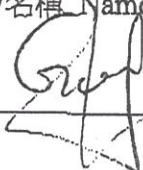
有關的規劃申請編號 The application no. to which the comment relates
A/FSS/303

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.12.15

(附 加)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

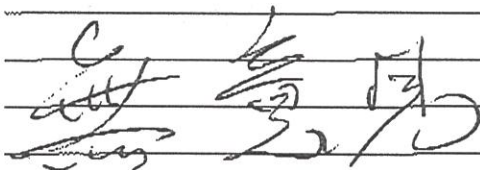
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/FSS/303

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date _____

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/FSS/303

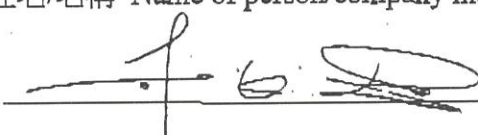
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見!

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

23/12/2025

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

參考編號
Reference Number: 251219-161111-91996

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 19/12/2025 16:11:11

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHUNG CHE KAU

意見詳情
Details of the Comment :

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為粉嶺地區帶來重大的社會效益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納多達 200 人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。

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

3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

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

參考編號

Reference Number:

251224-162933-78290

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 16:29:33

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan Mei Lun Helen

意見詳情

Details of the Comment :

我支持在此地段設立教會，可以幫助街坊建立一個共享空間。

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

參考編號
Reference Number: 251224-162814-35795

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 16:28:14

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chan Choi Rainbow

意見詳情
Details of the Comment :

Agree to have a church in this estate.

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

參考編號
Reference Number: 251224-165044-95506

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 16:50:44

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Ho yun kam

意見詳情
Details of the Comment :

同意上述規劃作教會用途

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

參考編號
Reference Number: 251224-162333-67153

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 16:23:33

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

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

意見詳情
Details of the Comment :

本人支持此規劃申請。
此場所為社區提供社會福利服務及教育活動，迎合新發展區的需要。
另外，鋪位位於商場內，屬於非住宅用途，地點合理。
請批准以上申請。

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

參考編號

Reference Number:

251224-165648-62391

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 16:56:48

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何永超

意見詳情

Details of the Comment :

I support the establishment of a church in the place mentioned above. It is conducive to the culture of the community. Economic activities are also expected to increase.

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

參考編號

Reference Number:

251224-165120-79593

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 16:51:20

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Shuk Han

意見詳情

Details of the Comment :

我支持在這地段設立教會，讓基督徒以實際行動回應神的大愛，連結人與人，將真理和希望帶入社區，並讓基督的愛在日常生活中被看見。

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

參考編號

Reference Number:

251224-171525-62000

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 17:15:25

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 周佩蓉

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

主旨：全力支持規劃申請（A/FSS/303）

致城市規劃委員會：

本人十分支持華明基督徒信望愛堂以粉嶺和睦路9號海聯廣場1樓193舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

i)地點合理：舖位在粉嶺商場內，本質上屬於非住宅用途，與周邊環境和諧相容。

ii)正面作用：教會的社會福利服務能為粉嶺/北區社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。

iii)過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，立即批准此項有利於民生的申請。

此致

城市規劃委員會

姓名：周佩蓉

電郵：

[REDACTED]

聯繫方式：[REDACTED]

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

參考編號

Reference Number:

251224-181625-73213

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 18:16:25

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHOI MAN WAI

意見詳情

Details of the Comment :

I am submitting these comments to convey my solid endorsement for the application by the Wah Ming Christian Faith Hope Love Church in Fanling as a Religious Institution (Church). Although the location is categorized as residential, the unit is situated within the commercial shopping arcade. This ensures it is entirely compatible with the adjacent commercial activities (stores, eateries, workplaces) on the lower levels of the complex. Utilizing this area as a church will not adversely affect the residents residing above. The main reasons for my backing are:

- Community Advantage: The church will offer essential social welfare and community services in addition to its religious objectives, directly aiding the inhabitants of Fanling.
- No Negative Impact: The proposal assures that it will not result in any negative traffic or fire safety problems, thereby addressing the fundamental safety issues for the community.
- Suitable Use: Previous applications for "Religious Institutions" in comparable "Residential (Group A)" zones have been approved. This indicates that the use aligns well with the surrounding area.

I strongly encourage the Town Planning Board to endorse this application so this important community facility can begin its operations.

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

參考編號
Reference Number: 251224-192930-33810

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 19:29:30

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

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

意見詳情
Details of the Comment :

我支持在上址興建教會,可使居民有共享空間

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

參考編號

Reference Number:

251224-192404-61709

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

24/12/2025 19:24:04

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law Ka Sau

意見詳情

Details of the Comment :

我支持粉嶺區能多了一個基督教會，能給社會多一個共享空間。

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

參考編號
Reference Number: 251224-203804-22752

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 20:38:04

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

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

意見詳情
Details of the Comment :

支持建立教會，亦能可成開放空間提供予附近補習的學童

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

參考編號
Reference Number: 251224-204654-16327

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 24/12/2025 20:46:54

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

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

意見詳情
Details of the Comment :

支持做教會可以服務附近嘅街坊。

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

參考編號

Reference Number:

251225-021510-99691

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

25/12/2025 02:15:10

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. KAN SUI YUNG RACHEL

意見詳情

Details of the Comment :

I fully support the application to transform Shop 193 of Union Plaza into a church.

This is a good and minimal-impact utilization of the area. The unit is already incorporated into the estate's non-residential podium. So, converting its use from a potential shop or office to a church is not a drastic alteration. It will not have an adverse impact on the residential nature of the neighborhood.

Importantly, the church will function as an essential social resource. The Wah Ming Christian Faith Hope Love Church aims to provide social welfare services as part of its mission. Accepting this application signifies that we will establish a community support center directly in residential areas, eliminating the need for new infrastructure development.

As the application has confirmed that there will be no concerns regarding traffic or fire safety, there are no valid planning grounds to deny this proposal. Kindly expedite the approval for the advantage of the Fanling community.

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

參考編號

Reference Number:

251225-122654-61766

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

25/12/2025 12:26:54

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joyce Lau

意見詳情

Details of the Comment :

本人贊成華明基督徒信望愛堂使用粉嶺和睦路9號海聯廣場1樓193舖作為宗教機構（教堂）的規劃用途申請。

因為該地方附近多住宅用地，教會機構能為居民增加社會福利服務，帶來正面的幫助和支援。而且教會性質的場所可以為提粉嶺居民提供社區活動空間，促進居民互動。

此外，教會常會舉辦青少年活動和課外活動等，提供正向的環境有助於青少年心靈健康成長。

而且，規劃申請的位置是在商場內舖位，本質上屬於非住宅用途，地點合理，貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請。

懇請 貴會依據規劃彈性及社區利益，批准此項申請。

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

參考編號

Reference Number:

251225-204217-07695

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

25/12/2025 20:42:17

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHOI HEI YAN

意見詳情

Details of the Comment :

本人全力支持編號A/FSS/303的「宗教機構」設立申請，這主要基於其優越的地理位置及對周邊環境影響的有效緩解方案。

首先，在確保住戶環境的舒適性方面，規劃明確指出該教堂將採取獨立的出入口設計，與上層的住宅區域分隔開來。此舉大大降低了對居民日常生活的直接影響，成功解決潛在的居住環境問題，確保住戶能保持安靜舒適的生活質素。

其次，此項目能很好地滿足新發展區的需求。選址位於已發展完善的聯和墟，不僅可以為現有居民提供社會福利服務，同時也因鄰近粉嶺北新發展區及皇后山等新興社區，可有效配合未來北部都會區的整體規劃及人口增長需求。

基於上述理由，懇請城規會予以考慮並批准該設立申請，以推動地區協調發展並造福社區。

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

參考編號
Reference Number: 251226-122355-52434

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 26/12/2025 12:23:55

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

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

意見詳情
Details of the Comment :

主題：支持規劃申請A/FSS/303

敬啟者：

本人全力支持編號A/FSS/303的「宗教機構」設立申請，主要基於其卓越的地理優勢以及對周邊環境影響的有效緩解。

確保住戶環境舒適：規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從根本上避免了潛在的住宅界面問題，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要：是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

區內人口老化，由教會推動關愛服務能有效服務更多弱勢社群，並能藉教會建立增加區內流動人口帶動部分經濟。

基於以上理由，本人懇切城規會考慮及批准以上申請。

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

參考編號
Reference Number: 251227-101810-99883

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 27/12/2025 10:18:10

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lau Siu ling

意見詳情
Details of the Comment :

致：
城市規劃委員會
香港北角渣華道333號
北角政府合署15樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為粉嶺地區帶來重大的社會效益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納多達 200 人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。

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

3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致
城市規劃委員會

姓名：Lau Siu ling

聯絡方式（電話/電郵）：[REDACTED]

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

參考編號

Reference Number:

251228-152023-95945

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

28/12/2025 15:20:23

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 張佩玲

意見詳情

Details of the Comment :

本人支持將海聯廣場1樓193舖用作宗教場所用途，理由如下：

- 1) 該舖空置已久，將單位用作教會用途，會有區外信徒前來參加崇拜及各種活動，從而可以帶旺商場，甚至本區人流，有利於區內的食肆及零售業。
 - 2) 193舖是在商場內，參加教會聚會的人流不會對樓上住宅單位住戶構成滋擾。
 - 3) 教堂除了用作宗教用途外，一般都會為區內居民提供一些有益身心的活動或興趣班，所以將單位用作教堂用途，是有利於聯和墟一帶的街坊。
- 請城規會批准有關申請。

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

參考編號

Reference Number:

251230-165308-22172

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

30/12/2025 16:53:08

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chow Lai Yin

意見詳情

Details of the Comment :

本人認為上述單位作宗教用途能在區內服務社羣，這是一個舊區有不少長者，可讓長者有多元化的活動，不致令他們呆在家中或公園，甚至被騙徒有機可乘！區內也有新移民及眾多的劏房戶，需要更多的活動空間及有義意的活動。教會組織有功課輔導、成長小組相信對兒童至青少年幫助很大。

在這充滿怨氣及經濟不境的時候，我們更需要團結大家一同參與正能量的活動，教會就正正帶出這個信息，無論富貴或貧窮大家無分彼此、一同學習一同進步、互相扶持跨越這不安的世代。

所以我十分支持上址用作教會用途。

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

參考編號

Reference Number:

251231-011340-55762

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

31/12/2025 01:13:40

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai Kit Sum

意見詳情

Details of the Comment :

敬啟者：

本人全力支持編號A/FSS/303「宗教機構」的設立申請，主要對粉嶺地區帶來良好的益處。

1.地點合理：這是商場內，本不是住宅用途，將定為教會，與周圍的商店和環境相容。

2.有助社區發展：設立教會，不只是宗教崇拜，教會的福利服務更能為社區的人帶來支援和幫助，是很值得鼓勵的設施，造福居民，有利發展，建立社會和諧，也可配合北部都會區所帶來的社區需要。

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

參考編號
Reference Number: 251231-002709-25936

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 31/12/2025 00:27:09

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/303

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 曹婉芬

意見詳情
Details of the Comment :

本人全力支持華明基督教信望愛堂將海聯廣場193舖位用作宗教機構（教堂）的申請（申請編號A/FSS/303），主要基於下列原因：

地點合適：舖位在商場內，與周邊環境和諧相容，既不影響民居，但能給予居民服務和參與宗教活動的選擇。

為居民帶來服務：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是一個雙贏的城市規劃，應以鼓勵。

過往紀錄：貴會過去已經批准過類似的宗教機構申請，而事實證明此安排對社區有莫大裨益。

鑑於以上原因，本人懇請貴會批准，以促進社區福祉的提升。

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

參考編號

Reference Number:

251231-010529-27759

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

31/12/2025 01:05:29

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃偉雄

意見詳情

Details of the Comment :

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（申請編號：A/FSS/303），此舉將為粉嶺地區帶來重大的社會效益。

1. 為社區帶來多元化服務：申請人擬議設立的場所，不僅限於宗教活動，還將推行社會福利服務及教育活動，這對粉嶺海聯廣場一帶的居民來說，是一個重要的正面設施。

2. 配合新發展區的需要：是次發展地點雖位於已發展成熟的聯和墟，但教會的發展和服務除提供給附近社區外，更可惠及鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區的社區需要。

3. 教會擁有服務社區經驗：華明基督教信望愛堂能夠將多年服務粉嶺積累的成功經驗，有效地轉移到不同社區，為當地社區提供穩定的支援。

基於以上所述原因，本人懇請城規會盡快批准以上申請，讓該處所可以盡快投入服務社區。

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

參考編號

Reference Number:

251231-110337-79971

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

31/12/2025 11:03:37

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kong Chi Fai

意見詳情

Details of the Comment :

教會服務能為粉嶺北市民帶來正面和深入的社區幫助及支援，加強地區聯絡和愛。也是政府及城市規劃鼓勵的設施，而地點位於商場內，非住宅，對周邊環境及居民環境和諧相容度高。

致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓
主旨：全力支持規劃申請（A/FSS/303）。

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

- ✓ 地點合理：舖位在商場內，本質上屬於非住宅用途，與周邊環境和諧相容。
- ✓ 正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

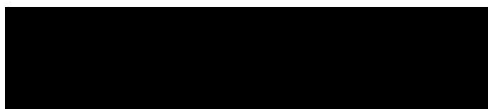
懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致
城市規劃委員會

姓名：

陳瑞霞

電郵：



致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

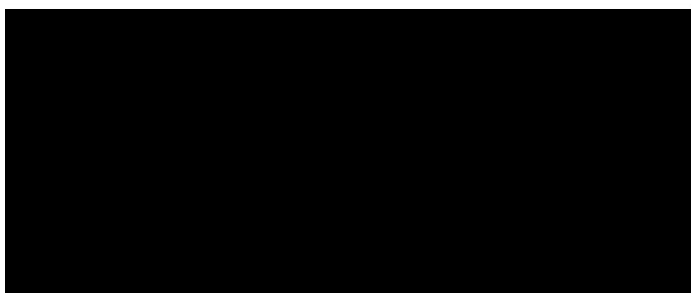
本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其卓越的地理優勢以及對周邊環境影響的有效緩解。

確保住戶環境舒適： 規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇居民生活有效地分隔開來，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要： 是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名： 梁雁娟



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致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的設施。

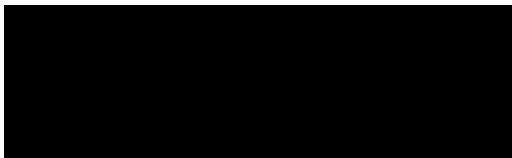
交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致
城市規劃委員會

姓名：林王元卿

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納多人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

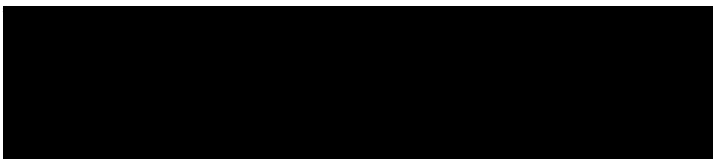
鑑於該申請具備明確的公共服務目的及充分的規劃理據，本人懇請貴會批准，以促進社區福祉的提升。

此致

城市規劃委員會

姓名：

李樂芳



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的好處非常明確，應該立即批准：

- ✓ 地點合宜：舖位在商場內，本質上屬於非住宅用途，與周邊環境和諧相容。
- ✓ 正面作用：教會的社會福利服務能為該社區居民帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

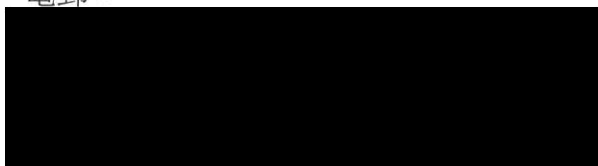
此致

城市規劃委員會

姓名：

何錦榮

電郵：



致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

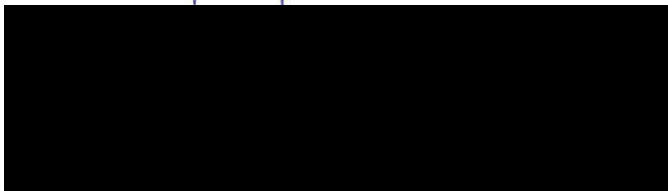
1. 場所規模合適性：申請地點的規模和佈局，足以容納多人的聚會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。為該區提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致
城市規劃委員會

姓名：

鄭佩瑛



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

- 地點合理：舖位在商場內屬於非住宅用途，與周邊環境相配合。
- 正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致

城市規劃委員會

姓名：

葉珠



聯繫方式：

致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

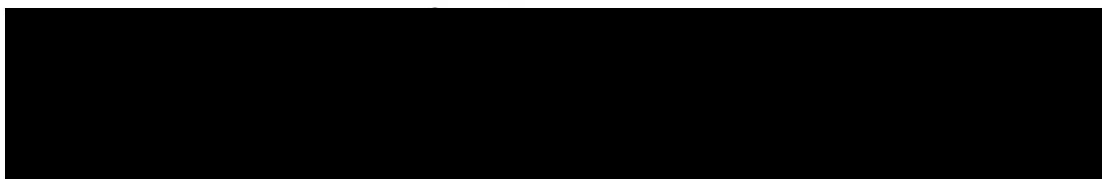
本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納 200 多人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致
城市規劃委員會

姓名：陳淑儀



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

- ✓ 地點合理：舖位在商場內，屬於非住宅用途，與周邊環境和諧相容。
- ✓ 社區幫助：教會的社會福利服務可為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

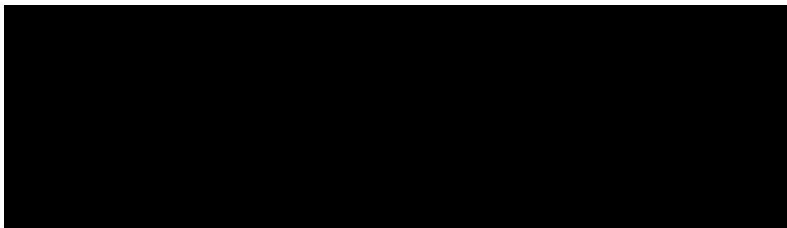
懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致

城市規劃委員會

姓名：

袁松穩



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納 200 多人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致

城市規劃委員會

姓名：林玉梅



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其地理優勢以及對周邊環境影響的有效緩解。

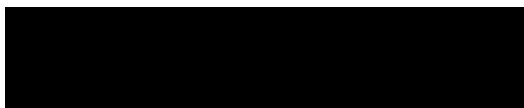
- 1. 確保住戶環境舒適：**規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。
- 2. 迎合新發展區的需要：**是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：

李萍英

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

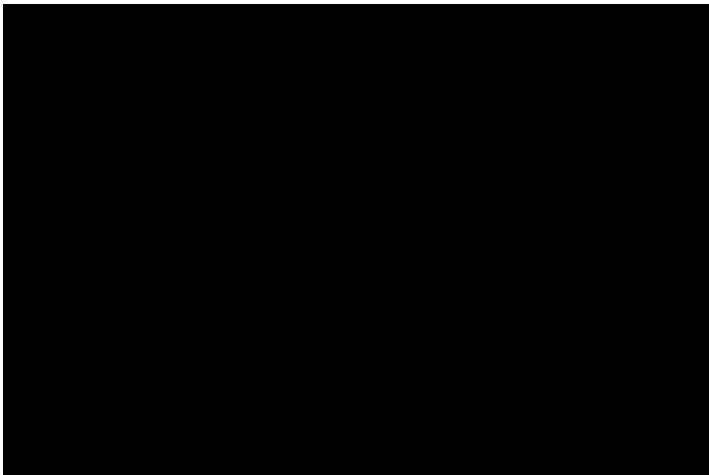
敬啟者：

本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其所處地理優勢以及對周邊環境影響帶來正面好處。

確保住戶環境舒適： 規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要： 是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的服務設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

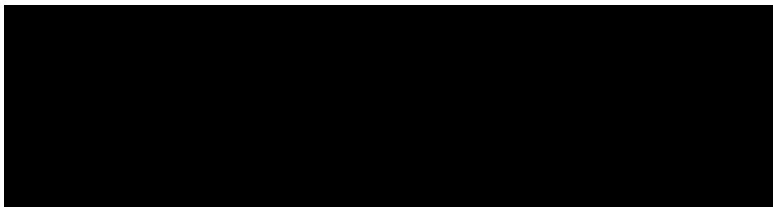
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致
城市規劃委員會

姓名：

劉有蓮

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

致城市規劃委員會：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

- ✓ 地點合理：舖位在商場內，本質上屬於非住宅用途，與周邊環境和諧相容。
- ✓ 正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

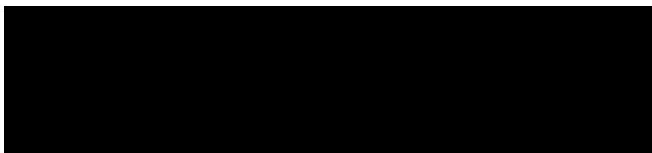
此致

城市規劃委員會

姓名：

李惠芳

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

- 1．地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。
- 2．有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的設施。
- 3．交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

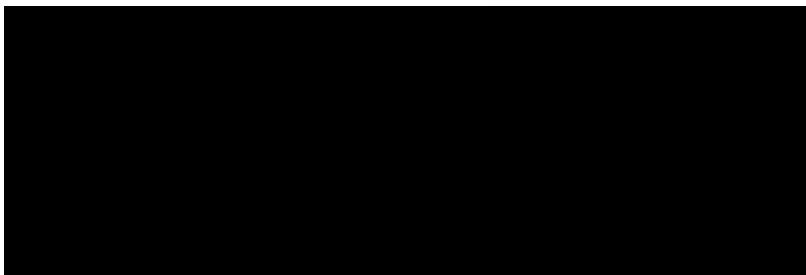
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

姓名：

容王慈慧



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

1. 場所規模合適性：申請地點的規模，足以容納多人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供有效而穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

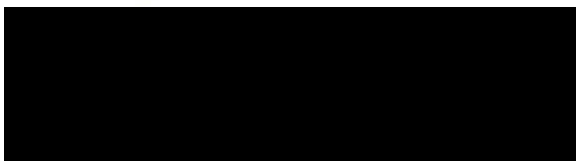
鑑於該申請具備明確的公共服務目的及充分的規劃理據，本人懇請貴會批准，以促進社區福祉的提升。

此致

城市規劃委員會

姓名：

黃如愛



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

1. 地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。
2. 有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的設施。
3. 交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

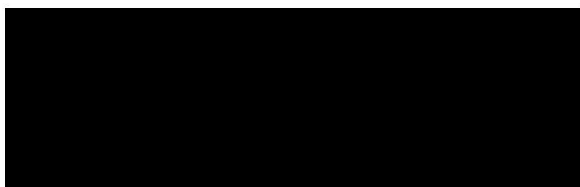
此致
城市規劃委員會

姓名：

陳楚云



電郵：



致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓
主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的好處非常明確，應該立即批准：

1. 地點合理：舖位在商場內，屬於非住宅用途，與周邊環境相配合。
2. 正面作用：教會的服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
3. 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致
城市規劃委員會

姓名：曾希蓮

電郵：



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對該區一帶的居民來說，是一個重要社區的設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

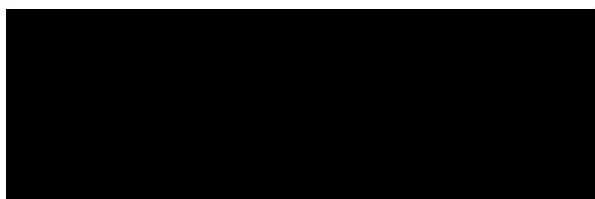
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致
城市規劃委員會

姓名：

陳美芳

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

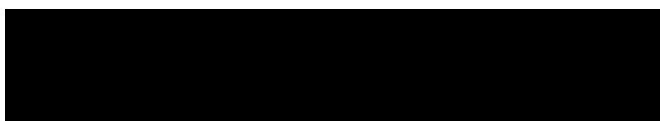
1. 場所規模合適性：申請地點的規模，足以容納多人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供有效而穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致

城市規劃委員會

姓名：陳素娥



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對該區一帶的居民來說，是一個重要社區的設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

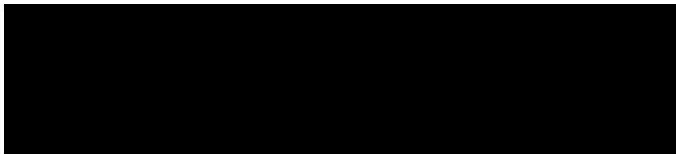
姓名：

李綺雲



聯繫方式：

電郵



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的好處非常明確，應該立即批准：

1. 地點合理：舖位在商場內，屬於非住宅用途，與周邊環境相配合。
2. 正面作用：教會的服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
3. 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致

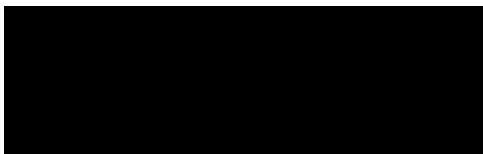
城市規劃委員會



姓名：

樊夢薇

電郵：



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其所處地理優勢以及對周邊環境影響帶來正面好處。

確保住戶環境舒適： 規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。

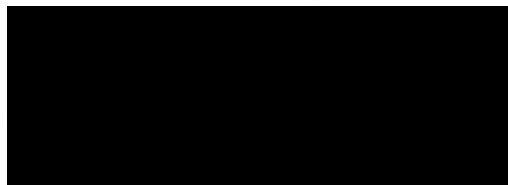
迎合新發展區的需要： 是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：

伍麗嫦

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點合適：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，也提供社區服務和支援，對該區的居民來說，是一個重要社區的設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

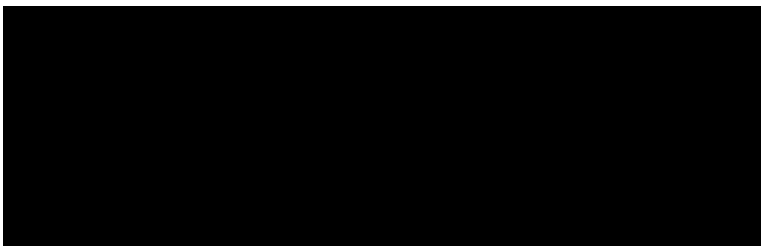
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

姓名：

楊名賢



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，是一個重要社區的設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

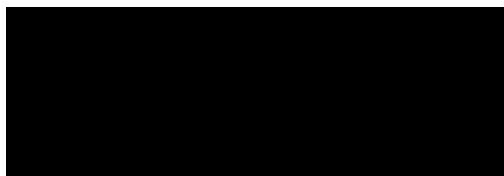
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

姓名：王麗珍

電郵：



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

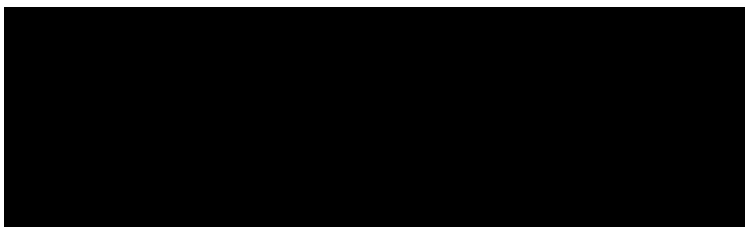
本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為粉嶺地區帶來重大的社會效益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納多達 200 人的集會，這對於教會服務的擴展是極為合適的空間。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致

城市規劃委員會



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

- 地點合理：舖位在商場內屬於非住宅用途，與周邊環境相配合。
- 正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

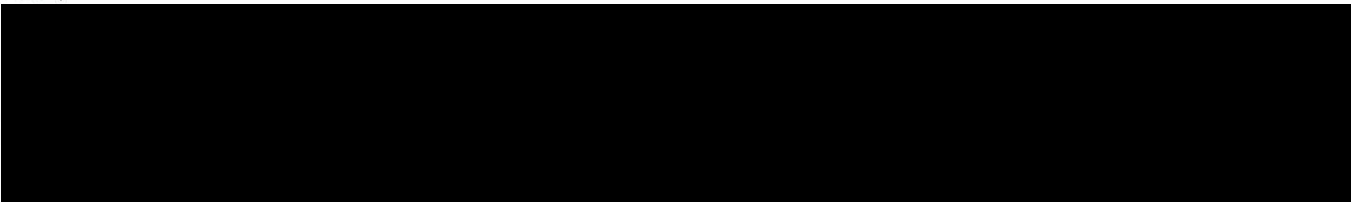
此致

城市規劃委員會

姓名：



電郵：



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

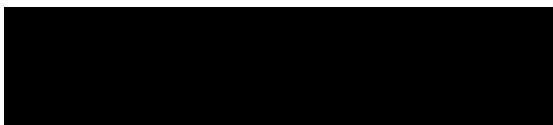
本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其地理優勢以及對周邊環境影響的有效緩解。

- 1. 確保住戶環境舒適：**規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。
- 2. 迎合新發展區的需要：**是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名： 王翠仙

電郵： _____



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 鋪位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該鋪位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的服務設施。

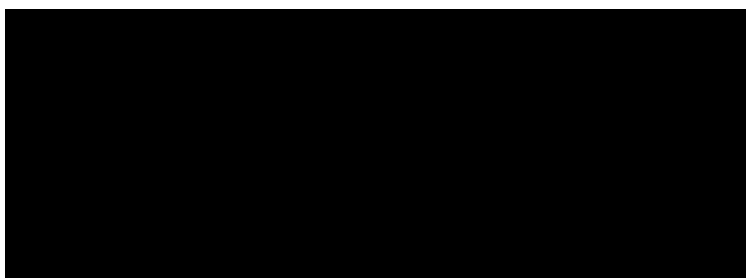
交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

姓名：何美齊



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

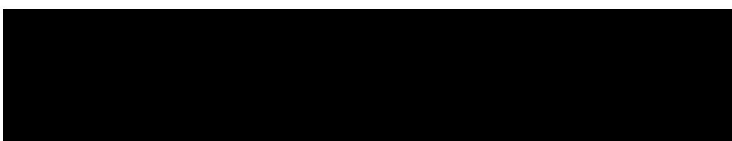
1. 場所規模合適性：申請地點的規模和設計，足以容納多人的集會，這對於教會服務的擴展是極為合適。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。在粉嶺這個高人口密度地區，提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致
城市規劃委員會

姓名：

陳伯雅



致：
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓
主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

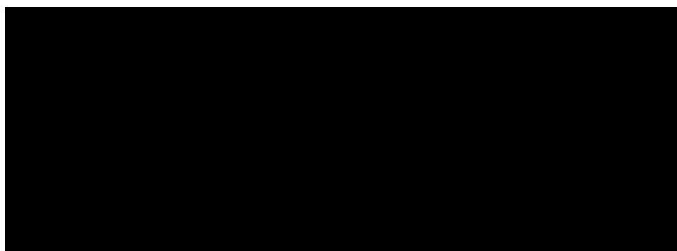
- ✓ 地點合理：舖位在商場內，本質上屬於非住宅用途，與周邊環境和諧相容。
- ✓ 正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致
城市規劃委員會

姓名：

馮少蘭



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：肯定華明基督教信望愛堂擴展服務的社會意義（A/FSS/303）

敬啟者：

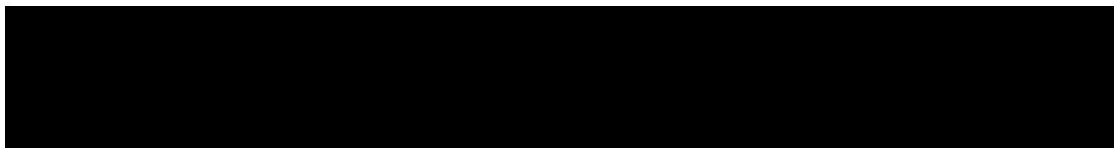
本人支持華明基督教信望愛堂在海聯廣場設立宗教機構的申請（A/FSS/303），此舉將為當區帶來重大的社會得益。

1. 場所規模合適性：申請地點的規模和佈局，足以容納多人的聚會。這將使教會能夠將多年服務粉嶺積累的成功經驗，有效地轉移到新發展區，為當地社區提供穩定的支援。
2. 擴展社區服務功能：申請人擬議設立的場所，不僅限於宗教崇拜，還將包括多功能集會堂及辦公室，以支持教會的社會福利服務及教育活動。為該區提供一個有組織的平台來推動基督教和社會服務，是極為必要的。
3. 交通與安全評估充分：規劃陳述已表明，擬議發展對交通及消防安全產生不利影響的可能性甚低。這證明華明基督教信望愛堂在推進社會服務的同時，也充分考慮了公共安全。

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

此致
城市規劃委員會

姓名：黃民浩



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

致城市規劃委員會：

本人強力支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點完全適合：該舖位處於商場 1 樓，本身就是非住宅用途。將其改為教會，與商場內其他商店是相容的，根本不會破壞「住宅（甲類）」地帶的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，是一個重要的正面設施。

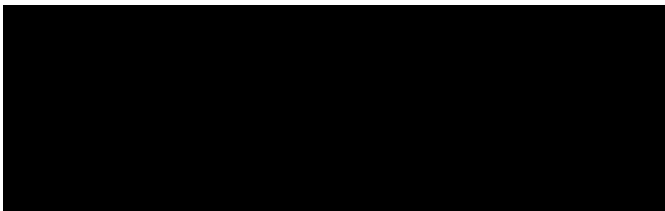
交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

姓名：

此致

城市規劃委員會



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

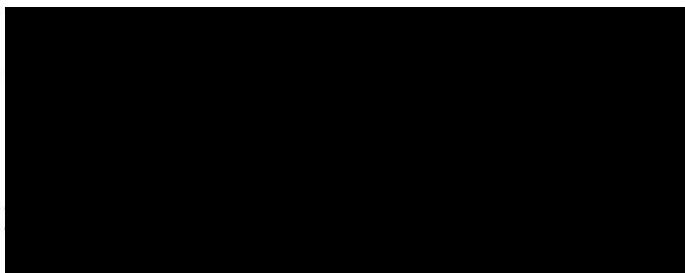
敬啟者：

本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其地理優勢以及對周邊環境影響帶來有效裨益。

1. 確保住戶環境舒適：規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。
2. 迎合新發展區需要：是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區社區的需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：張寶兒



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

主旨：全力支持規劃申請（A/FSS/303）

敬啟者：

本人支持華明基督徒信望愛堂以粉嶺和睦路 9 號海聯廣場 1 樓 193 舖用作教堂的規劃申請。

這個申請的好處非常明確，應該立即批准：

- ✓ 地點合宜：舖位在商場內，屬於非住宅用途，與周邊環境和諧相容。
- ✓ 正面作用：教會的社會福利服務能為該社區居民帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。
- ✓ 過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

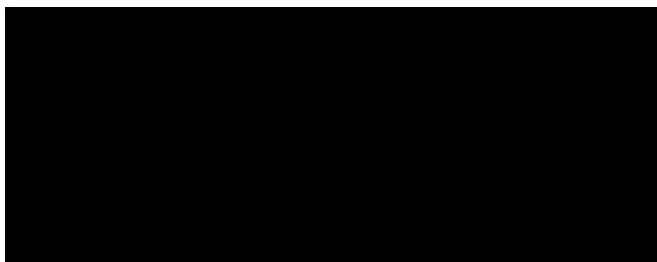
懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致

城市規劃委員會

姓名：

吳慕島



致：

城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者：

本人支持華明基督教信望愛堂將海聯廣場 193 舖位用作宗教機構（教堂）的申請（編號 A/FSS/303）。

地點適合：該舖位處於商場 1 樓，與住宅分開不影響居民日常生活。將其改為教會，與商場內其他商店是相容的，根本不會破壞該處的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，帶來一個重要社區的設施。

交通消防無憂：申請文件已表明，擬議用途在交通和消防方面不會造成不良影響，這是最基本的保障。

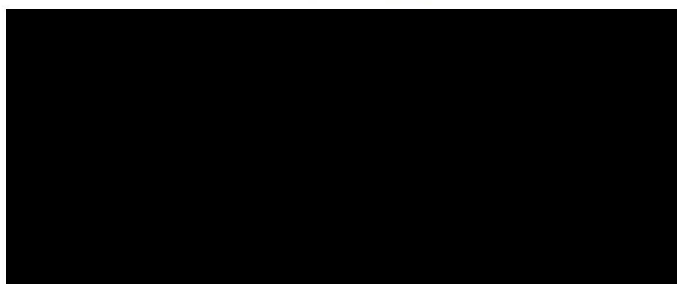
懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

此致

城市規劃委員會

姓名：

岑沛亮



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

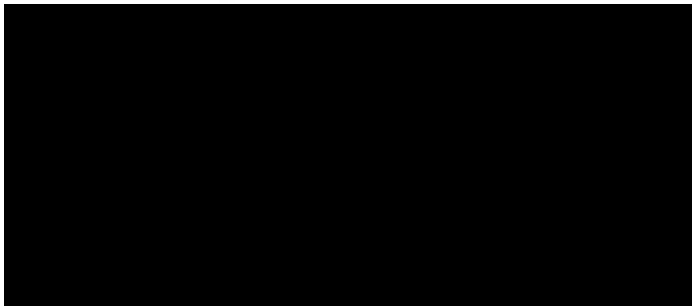
本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其卓越的地理優勢以及對周邊環境影響的有效緩解。

確保住戶環境舒適： 規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要： 是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：鄭樂和



致：

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持規劃申請 A/FSS/303

敬啟者：

本人全力支持編號 A/FSS/303 的「宗教機構」設立申請，主要基於其卓越的地理優勢以及對周邊環境影響的有效緩解。

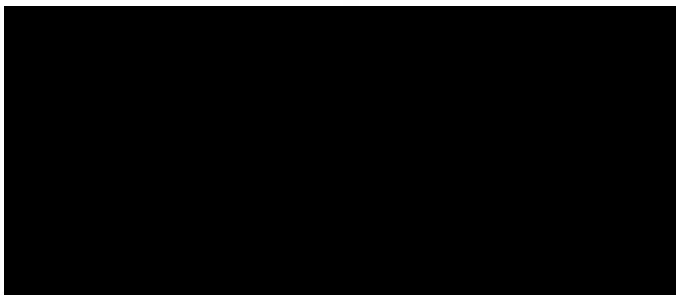
確保住戶環境舒適： 規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要： 是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：

麥燕雄



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

參考編號

Reference Number:

260101-104740-20973

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

01/01/2026 10:47:40

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sze Lai Fong

意見詳情

Details of the Comment :

本人支持華明基督徒信望愛堂於粉嶺和睦路9號提出的規劃申請（A/FSS/303）。原因如下：

- 申請單位位於商場範圍內，屬非住宅用途，與周邊環境和諧共存，並不構成干擾。
- 教會長期關懷弱勢社群及支援家庭及青少年發展，能為粉嶺社區帶來正面影響。
- 貴會過往曾批准多宗位於「住宅（甲類）」地帶的宗教用途申請，顯示此類用途在規劃上具備彈性與可行性。

懇請貴會本着促進社區整體利益及靈活規劃的原則，批准此項申請，讓更多市民受惠。

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

參考編號

Reference Number:

260101-105233-51397

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

01/01/2026 10:52:33

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YUE Ming Wai Bonaventure

意見詳情

Details of the Comment :

支持規劃申請編號 A/FSS/303 (粉嶺和睦路9號海聯廣場1樓193舖用作教堂)

本人謹此表達對「華明基督徒信望愛堂」申請於粉嶺和睦路9號海聯廣場1樓193舖設立教堂之規劃申請(編號:A/FSS/303)的全力支持,並懇請貴會予以批准。

此申請具備以下明確優勢,符合規劃原則與社區利益:

1. 該舖位位於商場之內,原址為酒樓,本質屬非住宅用途,與周圍環境並無衝突,且能融入現有社區結構,符合規劃彈性與土地運用效益。
2. 該教堂計劃提供多元社會服務與社區支援,包括家庭輔導、青少年活動及長者關懷等,能有效回應聯和墟附近居民的實際需要,提升社區福祉,與城市規劃鼓勵社區設施發展的方向一致。
3. 貴會過往已曾批准類似位於「住宅(甲類)」地帶的宗教機構申請,反映同類用途在規劃上具可接納性,且於既有政策框架下可獲合理解釋與支持。

此申請不僅符合規劃條例精神,更能為社區帶來實質裨益。本人懇請貴會批准是項申請,以促進民生服務與社區共融。

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

參考編號

260101-164219-26121

Reference Number:

提交限期

02/01/2026

Deadline for submission:

提交日期及時間

01/01/2026 16:42:19

Date and time of submission:

有關的規劃申請編號

A/FSS/303

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss CHOW YIN YU

Name of person making this comment:

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

致城市規劃委員會：

本人極力支持華明基督教信望愛堂將海聯廣場193舖位用作宗教機構（教堂）的申請（編號A/FSS/303），並基於以下理由：

地點完全適合：該舖位處於商場1樓，本身是非住宅用途。將其改為教會，與商場內其他商店相容，不會破壞「住宅（甲類）」地帶的規劃原意。

有助社區發展：教會不只是做禮拜的地方，它也提供社區服務和支援，對粉嶺海聯廣場一帶的居民來說，是一個重要的正面設施。華明基督徒信望愛堂紮根粉嶺逾30年，有多年服務粉嶺區居民的成功經驗，相信能為聯和墟社區提供穩定的支援。

交通消防無憂：擬議用途在交通和消防方面不會造成不良影響。

懇請貴會批准此申請，讓該處所可以盡快投入服務社區。

姓名：周燕如

此致

城市規劃委員會

姓名：周燕如

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

參考編號

Reference Number:

260102-000021-30192

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

02/01/2026 00:00:21

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Chi Ming

意見詳情

Details of the Comment :

我是一名關心粉嶺社區發展的居民，衷心支持「華明基督徒信望愛堂」使用海聯廣場店鋪作為堂址的申請。

地點便利且合適：海聯廣場是我們一班街坊日常購物、活動的地方，將商場內一間店鋪用作教堂，方便街坊參與活動，且不會滋擾民居，是「地盡其用」的好構思。

服務社區，造福街坊：我瞭解，這間教會計劃開辦社會福利服務。在社區設施不足的區域，這些服務正是許多家庭的及時雨。批准這個申請，等同為社區增添一個寶貴的支援中心。

我相信，一個有活力的社區需要多元的設施。這個申請能為粉嶺帶來正能量與關懷，我懇請各位委員聆聽社區的聲音，批准這項惠及民生的申請。

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

參考編號

Reference Number:

260102-000538-22600

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

02/01/2026 00:05:38

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Ho Chiu Ying

意見詳情

Details of the Comment :

1. 規劃上合理：商場店鋪本身屬商業用途，改作非營利的社區宗教場所，與周邊環境相容，符合該區規劃意向。
2. 社區有得益：能為粉嶺居民提供額外的社會服務與精神支持空間，補足社區設施，創造社會價值。
3. 有先例可循：規劃制度本身具彈性，過去也有在合適地點批准類似社區設施的成功案例。
4. 懇請批准：此為善用現有建築、服務公眾的良善申請，理應獲得支持。

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

參考編號

Reference Number:

260102-183124-49165

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

02/01/2026 18:31:24

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 譚國偉

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

主題：支持規劃申請A/FSS/303

敬啟者：

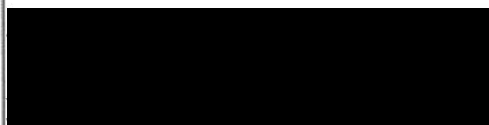
本人全力支持編號A/FSS/303的「宗教機構」設立申請，主要基於其卓越的地理優勢以及對周邊環境影響的有效緩解。

確保住戶環境舒適：規劃陳述中明確指出，該教堂將與住宅部分分開出入口，並不會對居民造成影響。這一設計至關重要，它有效地將教堂的人流活動與上層的住宅樓宇物理性地分隔開來，從根本上避免了潛在的住宅界面問題，從而保障了住戶的居住環境舒適度。

迎合新發展區的需要：是次發展位於已發展成熟的聯和墟，不但能擴展服務至該帶居民，更鄰近粉嶺北新發展區及皇后山等新社區，配合將來北部都會區所帶來的社區需要。

基於以上理由，本人懇切城規會考慮及批准以上申請。

姓名：譚國偉



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

參考編號

260102-182018-57261

Reference Number:

提交限期

02/01/2026

Deadline for submission:

提交日期及時間

02/01/2026 18:20:18

Date and time of submission:

有關的規劃申請編號

A/FSS/303

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. SHUM CHUI YIN

Name of person making this comment:

意見詳情

Details of the Comment :

致：

城市規劃委員會

香港北角渣華道333號

北角政府合署15樓

主旨：全力支持規劃申請（A/FSS/303）

致城市規劃委員會：

本人支持華明基督徒信望愛堂以粉嶺和睦路9號海聯廣場1樓193舖用作教堂的規劃申請。

這個申請的優勢非常明確，應該立即批准：

地點合理：舖位在商場內，本質上屬於非住宅用途，與周邊環境和諧相容。

正面作用：教會的社會福利服務能為粉嶺社區帶來正面的幫助和支援，這是城市規劃應該鼓勵的設施。

過往紀錄：貴會過去已經批准過類似位於「住宅（甲類）」地帶的宗教機構申請，可見這項用途在規劃上是可接受的。

懇請 貴會依據規劃彈性及社區利益，批准此項有利於民生的申請。

此致

城市規劃委員會

姓名：SHUM CHUI YIN

