

2025年 1月 1 日

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

This document is received on 2025 -01- 1 0  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/1054
	Date Received 收到日期	2025-01-10

- 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 樓及新界沙田上禾輋路 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 )

神召會元朗錦光堂有限公司 Yuen Long Kam Kwong Church Limited.

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

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

## 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)元朗土庫約分第109約地段。  
第1689號A分段及毗鄰的政府土地。(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 1170 sq.m 平方米 ☒ About 約☐ Gross floor area 總樓面面積 437.9 sq.m 平方米 ☒ About 約

428.9.

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

563

sq.m 平方米 ☐ About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 / 住宅 (丙類).
(f) Current use(s) 現時用途	青少年發展中心.

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 —

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 —

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

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

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



- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

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



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

(a) Operation involved 涉及工程	<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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
(b) Intended use/development 有意進行的用途/發展	

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

(a) Nature and scale 性質及規模	<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		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			



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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

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

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

臨時社會福利設施  
(青少年發展中心) 為期5年之續期申請

(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

428.9 437.9

..... sq.m 平方米

☒ About 約

Proposed plot ratio 擬議地積比率

0.37 0.374

.....

☒ About 約

Proposed site coverage 擬議上蓋面積

35 36

..... %

☒ About 約

Proposed no. of blocks 擬議座數

9 8

.....

Proposed no. of storeys of each block 每座建築物的擬議層數

1-2

..... storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

1.08-5.2

..... mPD 米(主水平基準上)

☐ About 約

..... m 米

☒ About 約



☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities  
政府、機構或社區設施

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

青洲發展中心  
 (437.9 sq. m) 428.9 sq. m

☐ 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]
.....	.....	見附件
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

綠化設施  
 .....  
 .....  
 .....  
 .....



## 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)

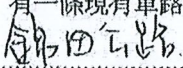
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(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)

運作中

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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))  <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" 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 Private Car Parking Spaces 私家車車位 <u>2</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<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 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>



**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><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													



**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。

本會已於上述住址為該區的青少年及家庭提供服務多年，建立了穩固的社區網絡及友好伙伴，故你續期有關的規劃許可申請。

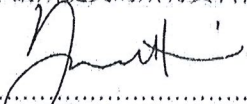


**11. Declaration 聲明**

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。

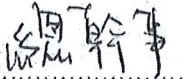
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
Hui Wing Yan

Name in Block Letters  
姓名（請以正楷填寫）

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



Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

神召會元朗錦光堂有限公司

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

Date 日期

5/11/2015

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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



Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1689 A in DD 109, Yuen Long and Adjacent Government Land 元朗大屋約第109的地段, 第1689號A地段及毗鄰的政府土地		
Site area 地盤面積	1170 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 563 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	S/YL-KTS/15		
Zoning 地帶	Village-type development / Residential (Group C).		
Applied use/ development 申請用途/發展	臨時社會福利設施。 (青少年發展中心) 為期5年之預期中請		
(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	437.9 <input checked="" type="checkbox"/> About 約 428.9 <input type="checkbox"/> Not more than 不多於	0.374 <input checked="" type="checkbox"/> About 約 0.37 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	89	
	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	5.2	m 米 <input checked="" 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)
		2	Storeys(s) 層 <input checked="" 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	35.37 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(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) _____	2
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input checked="" type="checkbox"/>	<input 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) TV 110	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input 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"/>

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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神召會元朗錦光堂

「青少年發展中心」計劃書

更改土地用途位置：元朗丈量約份第 109 約地段第 1689 號 A 分段  
及毗鄰的政府土地

背景：

為配合社區的發展及居民的需要，本會於 2014 年 9 月，成立了錦光元朗綜合社區服務中心，主要為元朗市、錦田、天水圍區的居民提供服務。服務包括：婚姻輔導、個人輔導、兒童、青少年、長者及家庭活動等，並為有需要並合資格的家庭提供食物銀行服務。

服務發展計劃：

本會於 1987 年 8 月，於標題地段用作「非牟利幼稚園」，由於人口的變化及社區的發展，本會改變其用途為「青少年發展中心」，更有效地運用上址為該區的青少年提供服務。本會已於上址營運青少年發展中心超過 5 年時間，建立了穩定的地區網絡及協作伙伴。

中心服務目標：

1. 協助青少年建立健康的自我形象及良好的情緒管理。
2. 發展青少年的多元智能，提供發揮所長的機會。
3. 培育青少年建立正確的價值觀及關愛精神。

中心服務內容及形式：

服務範疇	內容及形式	配合設施
自我形象及情緒管理	個人輔導、 成長小組、 朋輩小組、 社區展覽等	禮堂、圖書館、 戶外空地
多元智能	興趣小組、 技能訓練班、 才藝表演等	禮堂、圖書館、 廚房、戶外空地
價值觀及關愛精神	義工小組、 探訪活動、 社區活動等	禮堂、圖書館、 廚房、戶外空地



中心服務對象：

區內的青少年及其家庭

中心營運時間：

星期一至五 上午 9:30 至下午 5:30

星期六 上午 9:00 至下午 1:00(只接受預約服務、個別班組及活動)

星期日及公眾假期 休息(接受本會群體借用)

中心設施：

禮堂、圖書館、辦公室、廚房、洗手間、

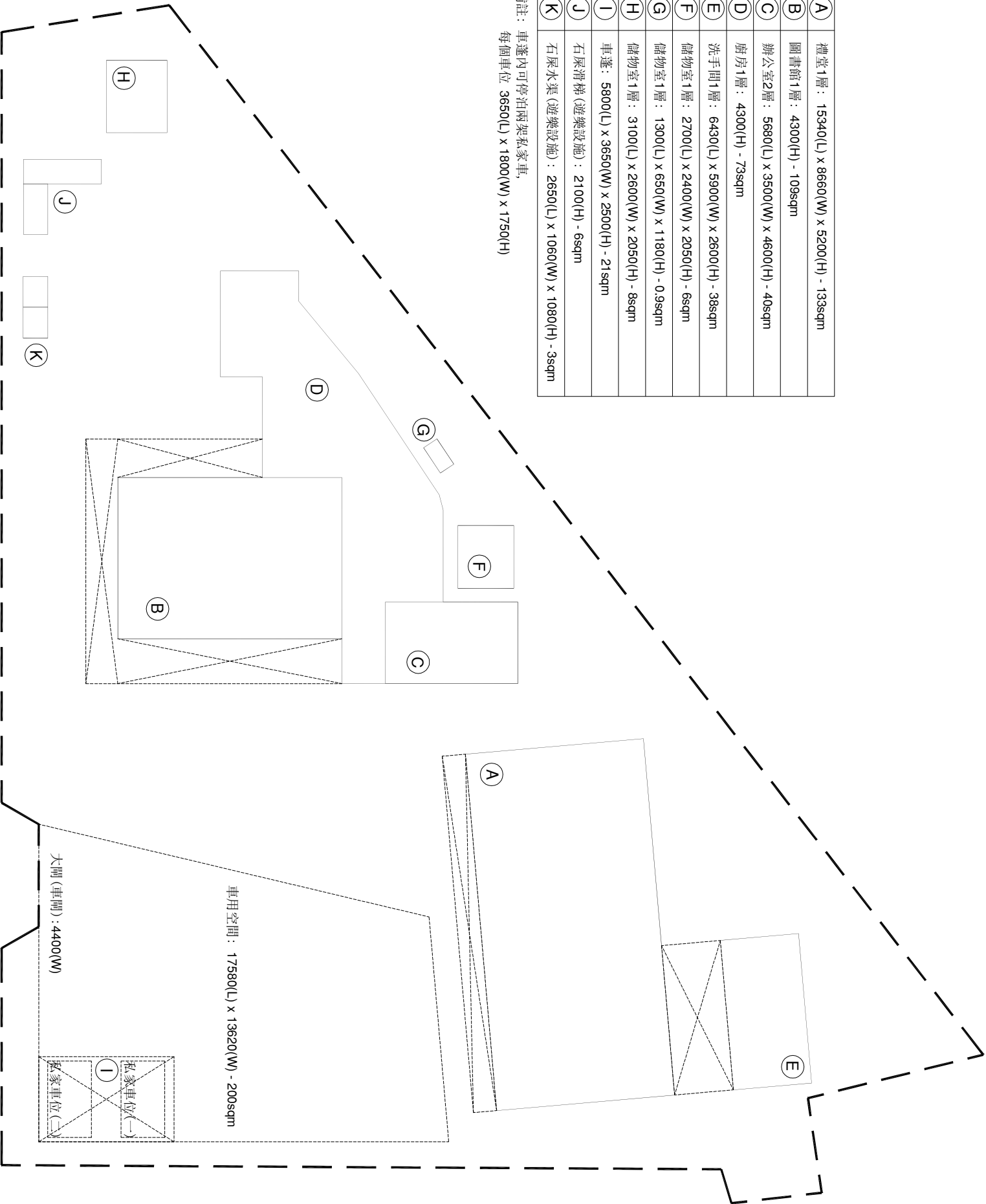
組合屋 3 間(貯物室)、車蓬、石屎滑梯、石屎水渠

\*詳見平面圖



A	禮堂1層：15340(L) x 8660(W) x 5200(H) - 133sqm
B	圖書館1層：4300(H) - 109sqm
C	辦公室2層：5680(L) x 3500(W) x 4600(H) - 40sqm
D	廚房1層：4300(H) - 73sqm
E	洗手間1層：6430(L) x 5900(W) x 2600(H) - 38sqm
F	儲物室1層：2700(L) x 2400(W) x 2050(H) - 6sqm
G	儲物室1層：1300(L) x 650(W) x 1180(H) - 0.9sqm
H	儲物室1層：3100(L) x 2600(W) x 2050(H) - 8sqm
I	車蓬：5800(L) x 3650(W) x 2500(H) - 21sqm
J	石屎滑梯 (遊樂設施)：2100(H) - 6sqm
K	石屎水渠 (遊樂設施)：2650(L) x 1060(W) x 1080(H) - 3sqm

備註：車蓬內可停泊兩架私家車，  
每個車位 3650(L) x 1800(W) x 1750(H)





附件：各樓層的用途

座數	層數	擬議用途
A	G/F	禮堂
B	G/F	圖書館
C	G/F 及 1/F	辦公室
D	G/F	廚房
E	G/F	洗手間
F	G/F	儲物室
G	G/F	儲物室
H	G/F	儲物室
I	G/F	車蓬
J	G/F	石屎滑梯(遊樂設施)
K	G/F	石屎水渠(遊樂設施)

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

## **Anna Ka Yan TONG/PLAND**

---

寄件者: Yuen Long Kam Kwong Church <ylkamkwong@gmail.com>  
寄件日期: 2025年01月15日星期三 20:37  
收件者: Anna Ka Yan TONG/PLAND; synsin@pland.gov.hk  
副本: [REDACTED]  
主旨: 申請編號 A/YL-KTS/1054 補充資料及文件  
附件: 排水建議.pdf; 消防設備裝置計劃.pdf  
  
類別: Internet Email

您好，城規會冼小姐/唐小姐:

以下是有關申請的補充資料:

### **1.社區人口發展**

根據政府統計處《二零二三年按區議會分區劃分的人口及住戶統計資料》，14 歲或以下佔元朗區人口 11%，15-24 歲佔元朗區人口 8.4%，青少年仍佔社區人口的比率為多。

### **2.交通(請參考附件圖則):**

2.1 車輛可經由大閘(車閘)進入中心範圍,車用空間為中心範圍內的露天空地及車蓬

2.2 車蓬可供 2 輛私家車停泊,包括職員及訪客車輛

2.3 露天空地可供 1-2 輛輕型貨車上落貨物

2.4 車流方面，由於大部份職員及訪客都是使用公共交通工具(途經錦田公路的小巴或巴士)或步行前往及離開中心範圍，平均每星期(中心營運時間內)只有約 2-3 次是經錦田公路出入中心範圍；職員會自行開閘駛入車輛；如訪客須駛車進入中心範圍，亦必須事前通知中心職員，由職員負責開閘，而輕型貨車出入中心範圍的情況不多(平均每月約 1-2 次)，故此，對於錦田公路的交通暢通並不會造成影響。

### **3.環境:**

中心戶外(露天)範圍並沒有擴音系統或擴音器

### **4.構築物:**

更正以下資料:

擬議總樓面面積(GFA):約 428.9 平方米



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

擬議地積比率:約 0.37

擬議上蓋面積:約 35%

擬議座數:9

## 5.社會福利:

本機構屬非牟利團體，此青少年發展中心亦屬非牟利性質營運,並非由社會福利署資助的。

## 6.公眾意見:

6.1 由於教育署早年發信通知本會，此範圍內的地基須要處理，為確保學童安全，建議停課。自停課後並沒有再招生。

6.2 同時隨著社區人口變化，約於 2003 年，本會便使用此範圍作青少年活動場地。

6.3 2014 年開始，本會免費借用此場地予突破機構舉辦青少年活動，以無租金借用的形式合作。

6.4 此外，中心於周六下午、周日及公眾假期休息，會借用給本會會員作閒餘活動的空間，善用社區資源。

6.5 此青少年發展中心亦會提供服務予鄉村式發展範圍內的青少年。

另附上消防裝置計劃及排水建議。

如有問題,請隨時聯絡我( ),謝謝您的協助!

李小姐

神召會元朗錦光堂

實景排水渠道

禮堂正門外



禮堂與辦公室之間



禮堂外側



禮堂後門外

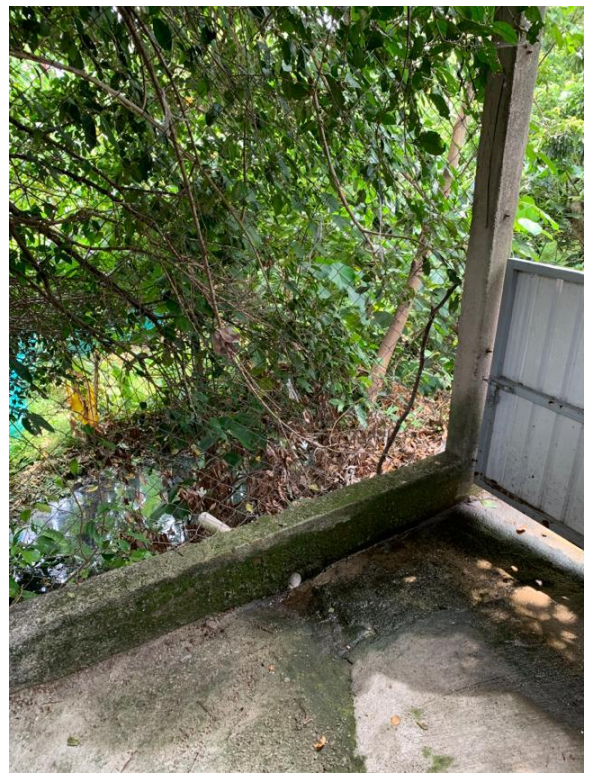




洗手間側



洗手間後側



廚房與儲物室之間

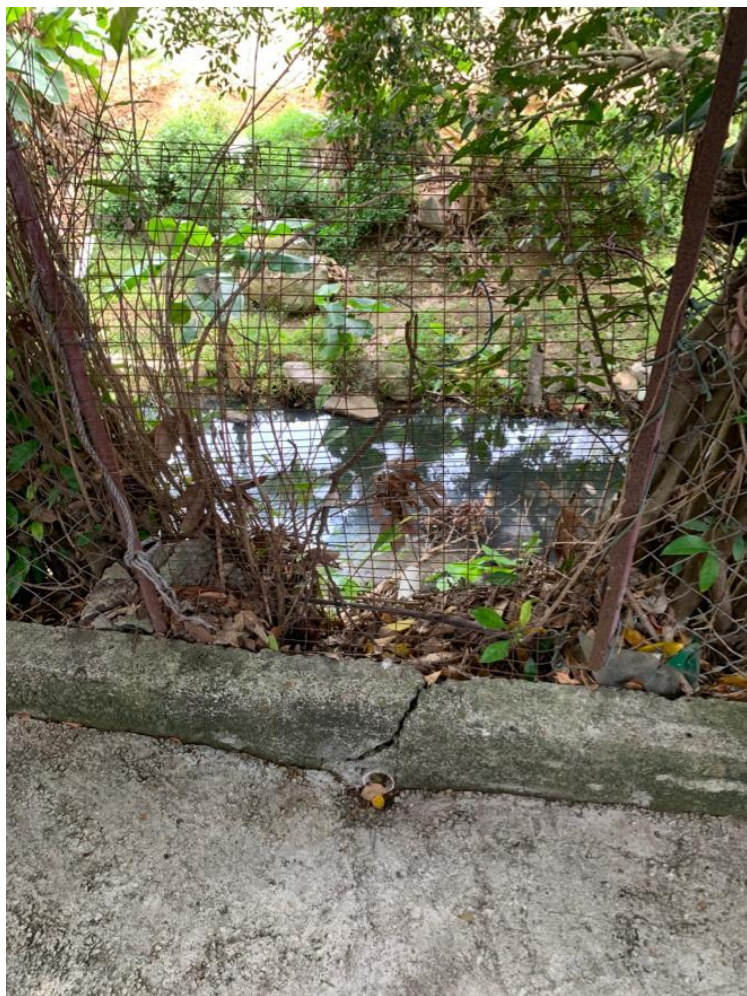


廚房與儲物室之間後方位置





儲物室後方位置，圖中後面是中心範圍外的河道





## 消防設備裝置計劃

### (II)現有及建議增加消防設備

代號	構築物名稱	消防設備 (狀況：√現有 Δ增加)									
		出口指示牌		緊急後備照明燈		水劑滅火筒		泡劑滅火筒		防火沙筒	
		數量	狀況	數量	狀況	數量	狀況	數量	狀況	數量	狀況
A	禮堂	4	Δ	2	Δ	2	Δ	NIL		NIL	
B	圖書館	2	√	1	√	0	√	NIL		NIL	
		2	Δ	1	Δ	2	Δ				
C	辦公室(G/F)	NIL		1	√	0	√	NIL		NIL	
				3	Δ	1	Δ				
	辦公室(1/F)	0	√	2	√	0	√	NIL		NIL	
		1	Δ	1	Δ	2	Δ				
D	廚房	1	√	1	√	2	√	NIL		NIL	
		1	Δ	2	Δ	0	Δ				
E	洗手間	NIL		2	√	NIL		NIL		NIL	
F	儲物室	NIL									
G	儲物室	NIL									
H	儲物室	NIL									
I	車蓬	NIL		NIL		NIL		1	Δ	2	Δ
J	石屎滑梯	NIL									
K	石屎水渠	NIL									

備註：

- 1.附件一為「中心構築物分佈圖」，顯示了構築物內消防設備的位置
- 2.附件二為上述消防設備規定(FS NOTES)
- 3.上述各項工程會由註冊消防裝置承辦商進行，並在工程完成後向消防安全總區商業樓宇及處所課呈交「消防裝置及設備證書」(FS251)副本一份

## 消防設備裝置計劃

### (I) 構築物詳細資料

代號	構築物名稱	層數	面積	用途	構築物用料
A	禮堂	G/F	15340(L)X8660(W)X5200(H)--133sqm	集會的場地	石屎牆、瓦頂
B	圖書館	G/F	4300(H)--109sqm	借閱圖書、休憩的場地	石屎牆、鐵皮頂
C	辦公室	G/F	5680(L)X3500(W)X4600(H)--20sqm	職員辦公場地	石屎牆、石屎頂
		1/F	5680(L)X3500(W)X4600(H)--20sqm	職員辦公場地	石屎牆、石屎頂
D	廚房	G/F	4300(H)--73sqm	煮食、咖啡教學場地	石屎牆、石屎頂
E	洗手間	G/F	6430(L)X5900(W)X2600(H)--38sqm	男女洗手間	石屎牆、石屎頂
F	儲物室	G/F	2700(L)X2400(W)X2050(H)--6sqm	存放工具雜物	鋼板、鐵頂
G	儲物室	G/F	1300(L)X650(W)X1180(H)--0.9sqm	存放工具雜物	鋼板、鐵頂
H	儲物室	G/F	3100(L)X2600(W)X2050(H)--8sqm	存放工具雜物	鋼板、鐵頂
I	車蓬	NIL	5800(L)X3650(W)X2500(H)--21sqm	泊車位置(兩個私家車位)	鐵架、帆布頂
J	石屎滑梯	NIL	2100(H)--6sqm	遊樂設施	石屎
K	石屎水渠	NIL	2650(L)X1060(W)X1080(H)--3sqm	遊樂設施	石屎

備註：

- 1.附件一為「中心構築物分佈圖」，代號顯示構築物的位置及面積大小
- 2.附件一為「中心構築物分佈圖」，顯示了車用空間的位置及面積大小



## 消防設備裝置計劃

### (III.a) 緊急車輛通道(中心車閘與錦田大馬路實況圖)

圖(A)



圖(B)



圖(C)



圖(D)



備註：

- 1.圖(A)及圖(B)為中心車閘，車閘外緊接錦田大馬路。
- 2.圖(C)為中心車閘，車閘闊度是4400mm。
- 3.圖(D)為中車閘內範圍，可供車輛停泊。此停泊位置與中心範圍內所有構築物的距離不超過30米(詳見附件一)。



## 消防設備裝置計劃

### (III.b) 緊急車輛通道(車輛停泊位置與各構築物的距離實況圖)

圖A



圖B



圖C



圖D



圖E



圖F



備註：

- 1.圖(A)：構築物(A)--禮堂；圖(B)：構築物(C)--辦公室(兩層)
- 2.圖(C)為構築物(A)及(C)之間的通道；圖(D)為構築物(A)與中心圍欄之間的通道
- 3.圖(E)：(左前方)構築物(C)--辦公室；(左後方)構築物(F)--儲物室
- 4.圖(E)為構築物(C)及(F)的通道
- 5.圖(F)：構築物(G)--儲物室
- 6.圖(F)為構築物(F)及(G)的通道



## 消防設備裝置計劃

### (III.c) 緊急車輛通道(車輛停泊位置與各構築物的距離實況圖)

圖A



圖B



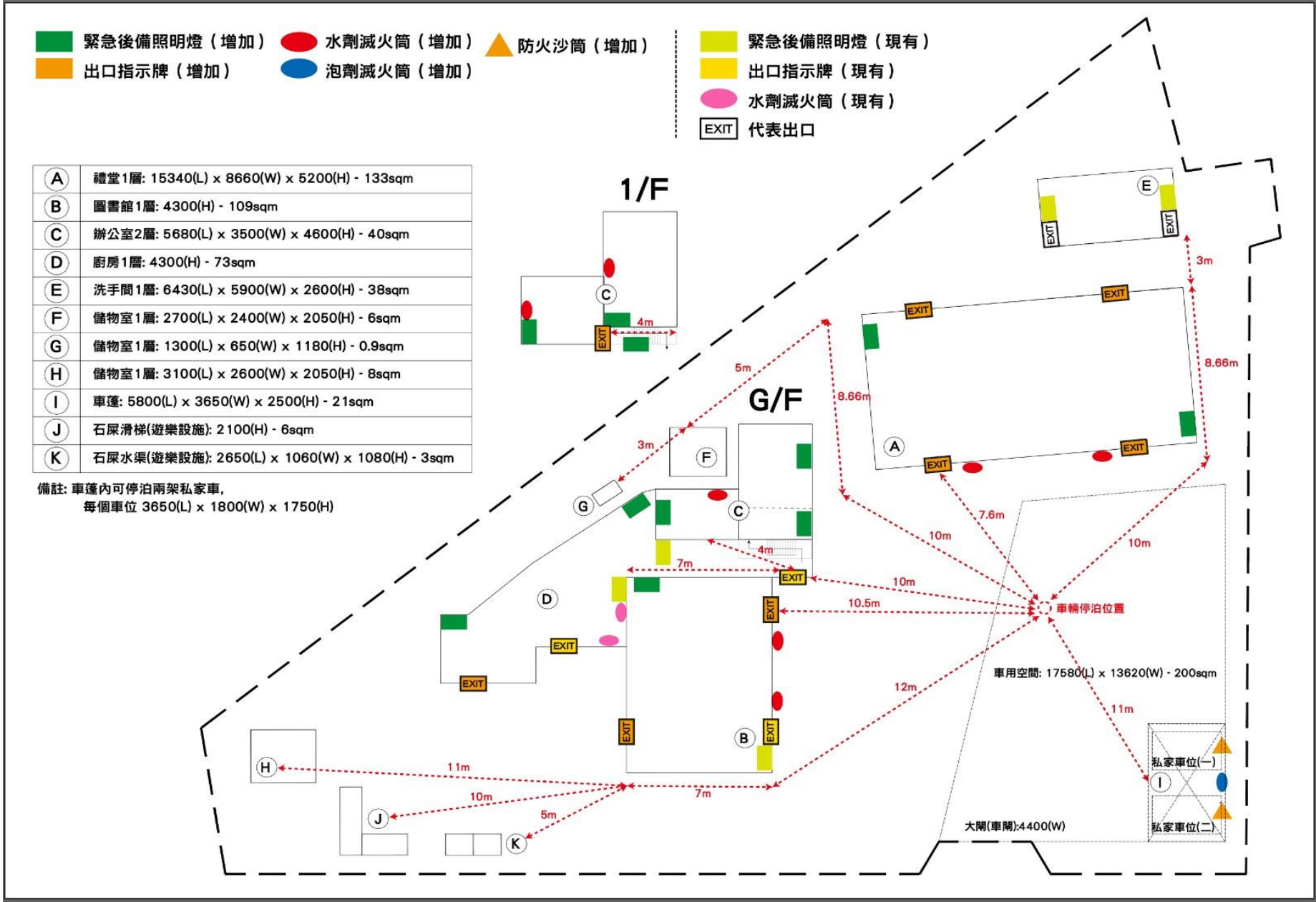
圖C



備註：

- 1.圖(A)：構築物(B)--圖書館
- 2.圖(B)：(由左前方開始)構築物(K)--石屎水渠、構築物(J)--石屎滑梯、構築物(H)--儲物室
- 3.圖(C)為構築物(B)通往構築物(J)、(K)及(H)的通道

附件一：「中心構築物分佈圖」





## **FS NOTES**

### **1.Emergency lighting**

Emergency lighting for all premises shall comply with British Standard 5266: Part 1 and BS EN 1838 except that exit sign shall be as at paragraph 5.10 hereof. Emergency lighting shall be backed up by emergency power supply. The emergency power supply shall be either fed from self-contained secondary battery.

### **2.Portable hand-operated approved appliance**

Appliance shall be provided as indicated on plans.

### **3.Exit signs**

Sufficient directional exit sign shall be provided as indicated on plans in accordance with B/S5266:Part I and FSD circular letter 5/2008.

**From:** Yuen Long Kam Kwong Church <[REDACTED]>  
**Sent:** Wednesday, February 19, 2025 10:40 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Anna Ka Yan TONG/PLAND <[akytong@pland.gov.hk](mailto:akytong@pland.gov.hk)>; [REDACTED]  
**Subject:** Reply: [Departmental Comment]Application No. A/YL-KTS/1054

Dear Sir/Madam,

Reply the comments from the Fire Services Department , the Environmental Protection Department & the Drainage Services Department

1.We would like to confirm that there is no change in the layout and proposed uses as compared with the previous application.

2.No use of audio amplification system in outdoor area of the application site.

Herewith enclosed the full set of valid F.S. 251(s) & the updated records of the existing drainage facilities on site . Thank you!

Regards,  
Ruby Li  
Yuen Long Kam Kwong Church



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 6509964

Name of Client:

顧客姓名

神召會元朗錦光堂

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

119A

Street/Road/Estate Name:

街道/屋苑名稱

錦田大馬路

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
24	Portable firefighting Equipments:				
	9L Water CO2 FE x 8	G/F-1/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
	5Kg CO2 FE x 1	G/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
	9L AFFF Foam FE x 1	G/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
	2Kg Dry Powder FE x 2	G/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
25	Fire Blanket x 1	G/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
25	Sand Bucket x 2	G/F	Conforms with FSD Requirements	12-04-2024	11-04-2025

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)
NIL	NIL	NIL	NIL	NIL	NIL

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
NIL	NIL	NIL	NIL	NIL

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:

授權人簽署

Name:

姓名

CHAN YUK LEUNG

FSD/RC No.:  
消防處註冊號碼

RC3/663

Company Name:  
公司名稱

SUN HUNG KONG ENG. LTD

Telephone:  
聯絡電話Date:  
日期

16-04-2024

for FSD  
use only:

Inspected

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 6509965

FSD Ref.:  
消防處檔號Name of Client:  
顧客姓名

神召會元朗錦光堂

Name of Building:  
樓宇名稱Street No./Town Lot:  
門牌號數/市地段

119A

Street/Road/Estate Name:  
街道/屋苑名稱

錦田大馬路

Block:  
座District:  
分區

元朗

Area:  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Maintenance ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
24	Emergency Lighting (16 nos.)	G/F-1/F	Conforms with FSD Requirements	12-04-2024	11-04-2025
12	Exit Sign (11 nos.)	G/F - 1/F	Conforms with FSD Requirements	12-04-2024	11-04-2025

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)
NIL	NIL	NIL	NIL	NIL	NIL

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
NIL	NIL	NIL	NIL	NIL

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:

授權人簽署

Name:  
姓名

CHAN YUK LEUNG

FSD/RC No.:  
消防處註冊號碼

RC2/489

Company Name:  
公司名稱

SUN HUNG KONG ENG. LTD

Telephone:  
聯絡電話Date:  
日期

16-04-2024

for FSD  
use only:

Inspected

Key-in

Verified



禮堂正門外



禮堂與辦公室之間



禮堂外側



禮堂後門外

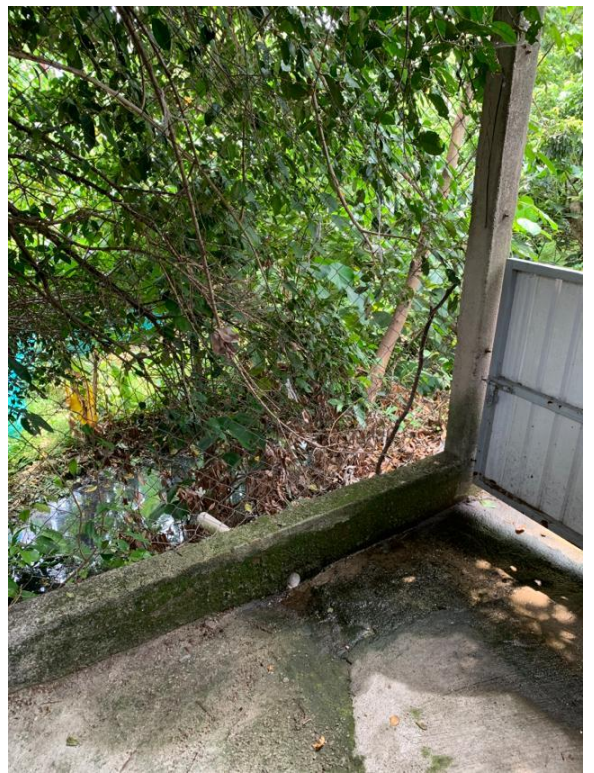




洗手間側



洗手間後側



廚房與儲物室之間

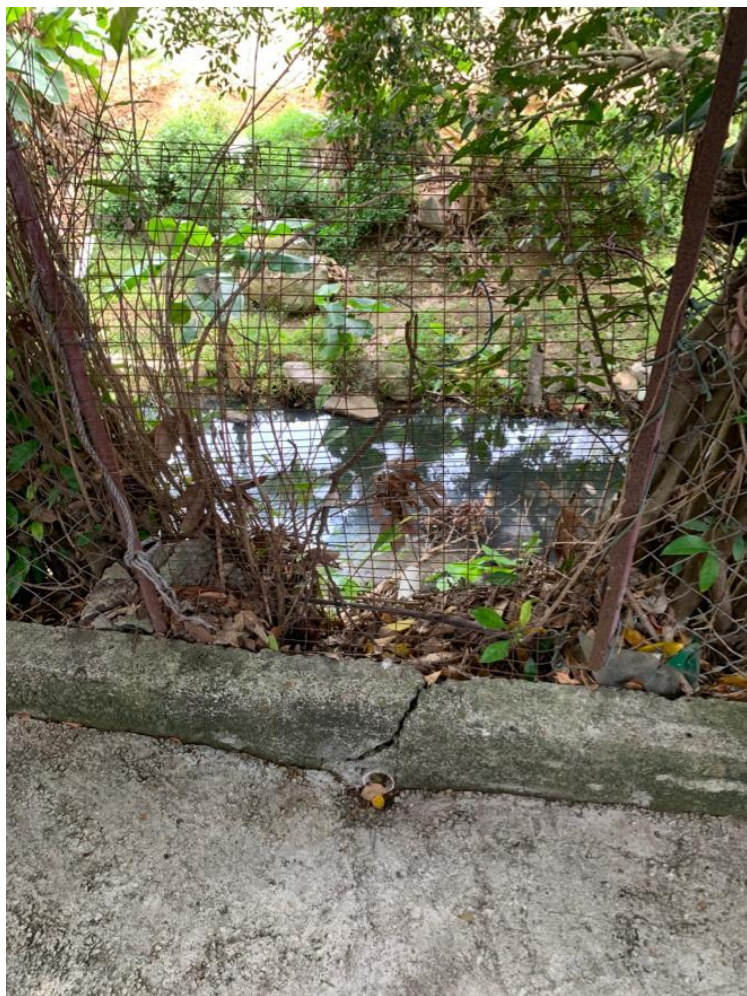


廚房與儲物室之間後方位置





儲物室後方位置，圖中後面是中心範圍外的河道



YUEN LONG KAM KWONG CHURCH

神 召 會 元 朗 錦 光 堂



敬啟者：

有關申請個案 A/YL-KTS/1054 補充資料

本會與合作單位主要提供地方給他們進行青少年服務及青少年聚集處，而合作單位之不收費咖啡閣是青少年服務的一部份，亦會於短期內終止服務，並會清理所有咖啡機及食爐等器材，以集中發展神召會元朗錦光堂之青少年服務，特以此函通知 貴署。

此政

香港特別行政區政府

規劃署



神召會元朗錦光堂有限公司

二零二五年二月二十一日



**Relevant Extract of Town Planning Board Guidelines No.34D on**  
**‘Renewal of Planning Approval and Extension of Time for Compliance**  
**with Planning Conditions for Temporary Use or Development’**  
**TPB PG-No. 34D**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/YL-KTS/838	Temporary Social Welfare Facility (Youth Development Centre) for a Period of 5 Years	6.3.2020



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Lot No. 1689 S.A in D.D. 109 held under New Grant No. 808 for the purpose of private residential only;
- Modification of Tenancy Permit No. M20360 was given for temporary structures on Lot 1689 S.A. in D.D. 109. The GL is covered by Short Term Tenancy (STT) No. 1015 for the purpose of Non-profit Making Kindergarten; and
- advisory comments are in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view;
- the Site involves GL where is not under HyD's maintenance purview; and
- advisory comments are in **Appendix V**.

**3. Drainage**

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

- no objection in-principle to the application from the public drainage point of view;
- the submitted drainage records is considered not acceptable;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities under application No. A/YL-KTS/838 and submit updated records of the existing drainage facilities on Site to the satisfaction the Director of Drainage Services; and
- advisory comments are in **Appendix V**.

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

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

#### 5. **Building Matters**

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

- there is no record of approval by the Building Authority for the existing structures at the Site; and
- advisory comments are in **Appendix V**.

#### 6. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- the applied use would not involve use of heavy vehicle and dusty operation. According to the desktop review, there are residential buildings within 100m from the boundary of the Site;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix V**.

#### 7. **Social Welfare**

Comments of the Director of Social Welfare:

- no adverse comment on the application, given that there is no financial implications, both capital and recurrent, incurred to his department;
- the applicant, Yuen Long Kam Kwong Church Limited, is a charitable institution which has been registered under Section 88 of the Inland Revenue Ordinance since 1984. Currently, the applicant is operating a self-financing Integrated Community Service Centre at the vacant school site (i.e. Former Yuen Long Small Traders New Village Public School) in Nam Sang Wai, Yuen Long through the successful application of STT. It all along maintained a satisfactory working relationship with Yuen Long District Social Welfare Office (YLDSWO) in recent years. In 2024-25, it echoed with “Care the Carer Campaign” in district and organised an activity with service expo for the carers in Yuen Long. Besides, it also nominated different volunteers/volunteer group to participate in “Yuen Long Outstanding Volunteer Election 2024” showing their support to YLDSWO and dedication in social welfare services; and



- the applicant sets up a Youth Development Centre providing numerous developmental, socialisation and volunteer activities for the youngsters and their families who live in the vicinity. Apart from aiming at strengthening the development and personal growth of the youth, it also helps enhance the local neighbourhood relationship and raises their sense of belonging to Yuen Long. It is assessed that there is a notable local demand on youth service and the Youth Development Centre is able to meet the demand as well as facilitate the youngsters' development as the location of the Centre is a bit distant from the two Integrated Children and Youth Services Centres and one Community Centre providing youth service in Yuen Long Town.

## **8. Landscape**

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

- no objection to the application from landscape planning perspective; and
- no significant landscape impact arising from the applied use is anticipated.

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

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

- no comment on the application; and
- his office has not received any comment from the locals upon close of consultation.

## **10. Civil Aviation Matters**

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum level of the applied structures (below 5.2m) are in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap.301).

## **11. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the STT holder(s) will need to apply to his office for modification of the STT conditions where appropriate and the lot owner of Lot No. 1689 S.A. in D.D. 109 shall apply to his office for an Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there are not guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Tin Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) Comments of the Chief Engineer/Mainland North, Drainage Services Department:
- the submission of updated drainage records of the existing drainage facilities shall be submitted in colour photos indicating with photo taken date and the photos taken location and angle should be indicated on a updated layout plan;
- (e) to note the comments of the Director of Environmental Protection that:
- no operation between 5:30 p.m. and 9:30 a.m. from Monday to Friday, as proposed by the applicant, is allowed on the Site during the planning approval period;
  - no operation between 1:00 p.m. and 9:00 a.m. on Saturday, as proposed by the applicant, is allowed on the Site during the planning approval period;
  - no outdoor public announcement system, portable loudspeaker or any form of audio amplification system, as proposed by the applicant is allowed to be used in the Site at any time during the planning approval period;
  - the revised “Code of Practice on Handling the Environmental Aspects of Temporary



Uses and Open Storage Sites” shall be followed;

- relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” shall be followed;
  - adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses shall be provided; and
  - the applied use at the Site shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Director of Agricultural, Fisheries and Conservation that:
- appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse should be adopted; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations (B(P)R) at the building plan submission stage;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)R respectively; and
  - detailed checking under the Building Ordinance will be carried out at building plan submission stage.

**Application No. A/YL-KTS/1054**

This application for the Renewal of Planning Approval for Temporary Social Welfare Facility (Youth Development Centre) for a Period of 5 Years, is situated very close to Shek Kong (VHSK) active runways. These runways are used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 250m west of Shek Kong (VHSK) runway boundary, less than 550m from VHSK R/W 11 threshold, and directly under the final approach leg of the 800ft helicopter circuit pattern used by the ACHKC.



Although we have no objection to the site being used for a temporary social welfare facility, consideration must be given to height restrictions. Given the close proximity of this site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

