



DKM Christian Fellowship Limited

123 Tai Tong Tsuen , Yuen Long , NT, Hong Kong
Charity No. IR 91/7223

PLANNING STATEMENT

Executive Summary:

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

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

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

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

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

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

The Proposed Development would enable us to:

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

摘要

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

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

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

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

該場地一直用於基督教崇拜和相關活動，我們與當地社區亦一直保持著良好的關係。

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

擬議的發展讓我們能夠：

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



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123 Tai Tong Tsuen, Yuen Long, NT, Hong Kong
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APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

PLANNING STATEMENT

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

1. The Proposal

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

Current use of the Site and existing structure

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

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

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

1.7. The floor plans and elevation of the Temporary Structure are as set out in **Attachment 1**.

1.8. The Temporary Structure is currently used for Christian worshipping and related activities (the “**Existing Use**”).

Proposed Development

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

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

1.10. The floor plans, elevation and access plan are as set out in **Attachment 2**.

1.11. The Proposed Building will be mainly used for Christian worshipping and related activities (the “**Proposed Use**”), which is same as the Existing Use of the Temporary Structure.

1.12. The ground floor of the Proposed Building will consist of a chapel, with gross floor area of not more than 330m². The first floor will consist of a multi-function room with gross floor area of not more than 152m². The second floor will consist of a multi-function room with gross floor area of not more than 330m². Greening and plantation will be provided on the rooftop.

1.13. An area of not less than 120m² on the façade of the Proposed Building will be used for planting, and not less than 300m² on the rooftop (approximately 91% of the rooftop area), will be used for planting, farming and agricultural purpose (e.g. fruit tree, vegetable, flowers and herbs).

1.14. Overnight accommodation at the Proposed Building is not envisaged.

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

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

Traffic

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

Drainage and Sewerage

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

Environment

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

Landscape and Visual

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

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

2. The Surrounding Areas of the Site

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

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

3. Justifications for the Proposed Development

Benefit to the Society and local community

- 3.1. We are a Christian organisation in Hong Kong and a charitable institution registered under section 88 of the Inland Revenue Ordinance (Cap 112) since 2004. Please refer to **Attachments 4 and 5**, for the supporting documents.
- 3.2. We currently have around 60 regular members in Hong Kong, including children, youth and adults.

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

- 3.3. We fully realise the need of our society to build up and sustain a mutually caring and righteous culture, especially among the young generation. We also understand the importance of having a safe place with a healthy environment where teenagers and children in the local community can gather and learn about caring of people, love, respect and righteousness as well as the commandments of God, and become a good citizen. This will help to promote positive life attitude and spiritual development of the youths and children in our society.
- 3.4. The Proposed Development would enable us to:
- (a) promote Christian faith;
 - (b) teach them Jesus’ commandments on caring of people, love, respect and righteousness; and
 - (c) provide a healthy environment for members for their personal growth mentioned in (b) above.

Compatibility

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

Environment

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

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

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

4.1. We, the applicant of this application, are the sole beneficial and legal owner of the Site. Please refer to **Attachments 6 and 7**, for the supporting documents of our ownership.

4.2. No additional Government land is involved in the application.

5. Background and current application

5.1. According to the OZP, the Site fall within the AGR zone and “Religious Institution (not elsewhere specified)” falls within column 2, i.e. uses that may be permitted with or without conditions on application to the Board.

5.2. The Site is currently used for Christian worshipping and related activities without a valid planning permission from the Board.

5.3. We have received two warning letters from the Yuen Long Lands Department (the “**Lands Department**”) in relation to unauthorized structure(s) erected on the Site in March and May 2024, respectively (the “**Warning Letters**”).

5.4. In order to comply with the relevant laws and regulations, the current application seeks the Board’s planning permission under S16:

- (a) for the Proposed Development and the Proposed Use of the Site; and
- (b) for the temporary use of the Site (including the Temporary Structure) for the Existing Use until the commencement of Proposed Development as a transitional measure.

5.5. We would be grateful if the Board could grant us the above planning permissions.

6. Previous Application

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

7. Similar Applications

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

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

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