



Supplementary Planning Statement

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

Section 16 Planning Application
September 2025

Applicant

Evangelical Free Church of China
Yan Fook Church Limited

Planning Consultant

DeSPACE (International) Limited



Executive Summary

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

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

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

The proposal is justified mainly on the following grounds:

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

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

行政摘要

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

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

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

該規劃申請的主要理據如下：

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

有鑑於以上理據，敬希城規會支持本次的規劃申請。

（內容如與英文版本有任何差異，應以英文版本為準）

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SECTION ONE | INTRODUCTION

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

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land uses

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

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

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

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

2.2 Land Status

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

2.3 Accessibility

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

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

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

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

3.2 Planning History

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

3.3 Similar Planning Applications

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

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

	Case No. (Approval Date)	Name of Religious Institution & Address	Applied Use	Key Considerations
1	A/TKO/130 (08.11.2024)	Christian & Missionary Alliance Sun Kei Alliance Church (基督教宣道會宣基堂), Shops 15 and 15A, Level 1, Bauhinia Garden Commercial Complex, 11 Tong Chun Street, Tseung Kwan O	Proposed Religious Institution (Church)	<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.
2	A/H15/287 (04.10.2024)	The Chinese Rhenish Church, Hong Kong Synod (中華基督教禮賢會香港區會), Shop C (Portion) and Shop D on G/F and 1/F, Happy View Building, Nos. 165-167 Main Street, Ap Lei Chau, Hong Kong	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> The Premises is provided with a direct access to Main Street, Ap Lei Chau through an exclusive entrance. <u>The residential floors above are served by separate entrances, staircases and lifts.</u> The proposed religious institution is <u>considered not incompatible with other existing uses</u> in the non-domestic podium and the surrounding areas which are predominantly residential in character and intermixed with some commercial and G/IC uses.
3	A/YL/320 (02.08.2024)	Assemblies of God Holy Light Church (神召會聖光堂), 1/F (Part), Ho Shun Lee Building, 9 Fung Yau Street South, Yuen Long, New Territories	Proposed Religious Institution with Ancillary Shop and Services, Eating Place and Office	<ul style="list-style-type: none"> As the Premises is located on the 1/F of the commercial podium and has <u>a separated entrance from the residential portion</u> of the subject development at Fung Yau Street South, it is envisaged that the Church <u>will not cause nuisance to the residents</u> of the subject development.

	Case No. (Approval Date)	Name of Religious Institution & Address	Applied Use	Key Considerations
4	A/H8/440 (05.04.2024)	Shinnyo-En Hong Kong (香港真如苑), 2/F Commercial Podium of 2-4 Tin Hau Temple Road and 180 Tung Lo Wan Road, Tin Hau, Hong Kong	Proposed Religious Institution	<ul style="list-style-type: none"> As the residential/commercial floors above are served by <u>separate entrances and lifts/escalators</u>, it is envisaged that the proposed use will not cause nuisance or inconvenience to the residents/tenants/users of the subject buildings. The proposed religious institution is <u>considered not incompatible with other uses in the commercial portion and the surrounding areas</u> which are predominantly residential in character and intermixed with some commercial and G/IC uses and open space.
5	A/YL/297 (23.12.2022)	Assemblies of God Holy Light Church (神召會聖光堂), G/F (Part) and 1/F (Part), Ho Shun Lee Building, 9 Fung Yau Street South, Yuen Long, New Territories	Proposed Religious Institution with Ancillary Shop and Services, Eating Place and Office	<ul style="list-style-type: none"> It is <u>considered not incompatible for the proposed religious institution with ancillary uses to be adjacent to predominantly residential developments</u>, shops and services, eating places, and a church on the lower podium floors. It is considered not incompatible that the <u>proposed use will not cause nuisance to the residents of the domestic portion of the subject building</u>, as the premises situated at the commercial podium have <u>separate entrances from the road</u>.
6	A/TKO/124 (24.09.2021)	Faith Family Christian Church (基督教家信教會), Units B01 - B03, B05, B06, G02, G05, G05A and G13, B/F and G/F, Capri Place, 33 Tong Yin Street, Tseung Kwan O	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> It is <u>considered not incompatible for the proposed church use to coexist with other existing uses</u> at the subject building, which mainly consist of shops and services, eating place, and institutional uses. It is considered <u>not incompatible with the surrounding developments, which are predominantly residential-cum-commercial</u> with commercial uses on the lower floors.

SECTION FOUR | THE PROPOSED DEVELOPMENT

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

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Composite Development and the Neighbourhood

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

5.2 A Strategic Location Empowering Ministry Expansion

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

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

5.3 Deepening Community Impact Through a Holistic Range of Services

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

5.4 No Adverse Traffic Impact

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

5.5 No Adverse Fire Safety Impact

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

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

SECTION SIX | CONCLUSION

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

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

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