

PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT SHOPS 2 AND 3 (RESTAURANT ENTRANCE AND STAIRCASE LEADING FROM THE GROUND FLOOR TO THE FIRST FLOOR AND ONE EXCLUSIVE LIFT SERVING THE RESTAURANT) AND ITS YARD ON THE GROUND FLOOR; RESTAURANT AND ITS FLAT ROOFS ON THE FIRST FLOOR AND LIFT MACHINE ROOM ON THE SECOND FLOOR OF DRAGONFAIR GARDEN, NOS. 455/485 QUEEN'S ROAD WEST, HONG KONG

Planning Application No. A/H1/105

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

Departmental Comments	Response	
Fire Services Department received on 31.12.2025 by email	<p>1. Please be informed that we have no specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of Director of Fire Services.</p> <p>Detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.</p> <p>Furthermore, the provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.</p>	Noted.
Food and Environmental Hygiene Department received on 31.12.2025 by email	<p>2. This office is not in position to comment on the religious institution. For the backyard (sitting out area and BBQ grill) on G/F, you may advise the applicant that in accordance with Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation, a restaurant licence must be obtained from the DFEH for the food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on the premises.</p>	Noted. The proposed sitting out area and BBQ grill are for Church members' use only and not open to public. No restaurant licence is intended to be obtained.

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Departmental Comments	Response
Buildings Department received on 08.01.2026 by email	
3. No objection to the application.	Noted.
4. The proposal should be in all aspects complied with the Buildings Ordinance (BO).	Noted.
5. Adequate means of escape together with discharge value should be demonstrated in accordance with Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011.	Noted.
6. Adequate loading capacity should follow the Schedule of Building (Construction) Regulation.	Noted.
7. Barrier free access and facilities should be provided in accordance with B(P)R 72 and the Design Manual: Barrier Free Access 2008.	Noted.
8. Detailed comments under the BO will be provided upon formal building plan submission to BD.	Noted.
Transport Department received on 08.01.2026 by email	
9. No objection to the application subject to the following comments:	Noted.
Planning Statement:	
<u>Section 2.2:</u>	
10. Please clarify the source of reference for the estimated parking demand for the proposed church (i.e. 5 and 1 parking spaces on weekends and weekdays respectively) and the target vehicle type(s).	As most members are encouraged to take public transportation to the Subject Premises given the proximity to the HKU MTR station, bus stops and minibus stops, it is estimated that approx. 5 parking spaces are required for the proposed church during weekends and approx. 1 parking space during weekdays.
	The estimated parking demand is based on the observation of the current operation of Sai Wan branch of Hong Kong Mandarin Bible Church in Grand Scholar, Queen's Road West which has a similar number of members/visitors of about 150 and 350 at a time on

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	weekdays and Sundays respectively. The target vehicle type is private vehicles only.																						
11. South Lane Outdoor Car Park is a temporary instead of permanent car park, which is subject to future development. Please review any other car parks nearby the proposed Premises to meet the proposed parking demand.	<p>Nearby carparks are reviewed by observation as follows:</p> <table border="1" data-bbox="1044 382 2012 605"> <thead> <tr> <th data-bbox="1044 382 1246 446">Location</th><th data-bbox="1246 382 1448 446">Walking Distance</th><th data-bbox="1448 382 1785 446">No. of Vacancy on Weekdays</th><th data-bbox="1785 382 2012 446">No. of Vacancy on Weekends</th></tr> </thead> <tbody> <tr> <td data-bbox="1044 446 1246 493">Wah Ming Centre</td><td data-bbox="1246 446 1448 493">5 mins</td><td data-bbox="1448 446 1785 493">Approx. 10</td><td data-bbox="1785 446 2012 493">Approx. 5</td></tr> <tr> <td data-bbox="1044 493 1246 541">The Belcher's</td><td data-bbox="1246 493 1448 541">4 mins</td><td data-bbox="1448 493 1785 541">Approx. 20</td><td data-bbox="1785 493 2012 541">Approx. 10</td></tr> <tr> <td data-bbox="1044 541 1246 589">Novum West</td><td data-bbox="1246 541 1448 589">3 mins</td><td data-bbox="1448 541 1785 589">Approx. 2-3</td><td data-bbox="1785 541 2012 589"></td></tr> <tr> <td data-bbox="1044 589 1246 605">Hong Kong Plaza</td><td data-bbox="1246 589 1448 605">3 mins</td><td data-bbox="1448 589 1785 605">Approx. 10</td><td data-bbox="1785 589 2012 605"></td></tr> </tbody> </table>	Location	Walking Distance	No. of Vacancy on Weekdays	No. of Vacancy on Weekends	Wah Ming Centre	5 mins	Approx. 10	Approx. 5	The Belcher's	4 mins	Approx. 20	Approx. 10	Novum West	3 mins	Approx. 2-3		Hong Kong Plaza	3 mins	Approx. 10			
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<p><i>Sections 4.1, 5.1 and 5.4:</i></p> <p>12. The church will operate with a maximum of 150 and 350 participants at a time on weekdays and Sundays respectively. Despite that the proposed development will be served by independent entrance, an exclusive entrance and staircase leading from G/F to 1/F, and an exclusive lift serving the Application Premises, the applicant should review and advise any effective design / measures to ensure that adequate waiting space for the lift and adequate width of staircase within the Premises would be provided to accommodate the pedestrian flow at peak hours such that pedestrian queue would not be adversely formed and affect the footpath outside the Premises.</p>	<p>The entrance lobby of the Subject Premises with an area of about 46m² acts as a waiting space for the lift. The width of internal staircase and main entrance are about 1.7m and 2m respectively, wider than the minimum requirement of 1050mm under FS Code. Please refer to the attached updated G/F layout plan.</p> <p>According to Volume 6 of Transport Planning and Design Manual (TPDM), the Level of Service (LOS) during peak hours is assessed below:</p> <table border="1" data-bbox="1044 1044 2012 1303"> <thead> <tr> <th data-bbox="1044 1044 1201 1144" rowspan="2">Location</th><th data-bbox="1201 1044 1336 1144" rowspan="2">Clear Width</th><th colspan="2" data-bbox="1336 1044 1673 1113">Pedestrian Flow (ped/15 mins)</th><th colspan="2" data-bbox="1673 1044 2012 1113">Pedestrian Flow Rate (ped/min/m)</th></tr> <tr> <th data-bbox="1336 1113 1448 1144">AM Peak</th><th data-bbox="1448 1113 1673 1144">PM Peak</th><th data-bbox="1673 1113 1785 1144">AM Peak</th><th data-bbox="1785 1113 2012 1144">PM Peak</th></tr> </thead> <tbody> <tr> <td data-bbox="1044 1144 1201 1240">Internal Staircase</td><td data-bbox="1201 1144 1336 1240">1.7m</td><td data-bbox="1336 1144 1448 1240">100</td><td data-bbox="1448 1144 1673 1240">100</td><td data-bbox="1673 1144 1785 1240">3.9</td><td data-bbox="1785 1144 2012 1240">3.9</td></tr> <tr> <td data-bbox="1044 1240 1201 1303">Main Entrance</td><td data-bbox="1201 1240 1336 1303">2m</td><td data-bbox="1336 1240 1448 1303">100</td><td data-bbox="1448 1240 1673 1303">100</td><td data-bbox="1673 1240 1785 1303">3.3</td><td data-bbox="1785 1240 2012 1303">3.3</td></tr> </tbody> </table>	Location	Clear Width	Pedestrian Flow (ped/15 mins)		Pedestrian Flow Rate (ped/min/m)		AM Peak	PM Peak	AM Peak	PM Peak	Internal Staircase	1.7m	100	100	3.9	3.9	Main Entrance	2m	100	100	3.3	3.3
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	<p>Based on the Church's experience, the peak hours of pedestrian flow are assumed between 9:15am to 10:15am and between 12:15pm to 1:15pm at the main entrance. A worst scenario of peak pedestrian flow of Max. 100 visitors at the same time in 15 minutes is assumed. The resultant pedestrian flow rates are less than 16, showing that the LOS remains at Level A.</p> <p>The resultant pedestrian flow for internal staircase also satisfies with capacity flow of less than 40 pedestrian/metre/minute, according to Ch.3.7 of Volume 2 of TPDM.</p> <p>As such, adequate waiting space for the lift and adequate width of staircase are provided to accommodate the pedestrian flow.</p>
13. The applicant should explore measures to effectively encourage the visitors / organisers etc. to use public transport, in addition to the proposal of displaying notice internally within the church.	<p>Additional measures include:</p> <ol style="list-style-type: none"> 1. Clear guidance of the pedestrian routes from various public transportations by attaching a map on promotional flyers for events and programmes for the members/visitors 2. Clear guidance of the pedestrian routes from various public transportations by uploading videos on the Church's official website from first-person perspective walking from the nearest MTR exit and bus stops for the members/visitors
14. The applicant should also review the construction and operational demand (such as loading / unloading activities for delivery of goods) thus the potential traffic impact arising from the proposed use of Premises without internal transport facilities would still be acceptable.	<p>No frequent loading / unloading activities is anticipated during operation and construction, since delivery of goods will only be carried out once during non-peak hours in the daytime and once at night time, while loading / unloading activities for construction will only be carried out at the shop frontage of Queen's Road West temporarily during non-peak hours in the daytime once to twice. Temporary Traffic Arrangement (TTA) will be applied with due compliance of the Code of Practice for the Lighting, Signing and Guarding of Road Works and</p>

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<i>Departmental Comments</i>	<i>Response</i>
	Highways Department Guidance Notes No. RD/GN/021A. The potential traffic impact would still be acceptable.