

SUPPLEMENTARY PLANNING STATEMENT

SECTION 16 TOWN PLANNING APPLICATION

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

APPLICANT

HONG KONG MANDARIN
BIBLE CHURCH LIMITED

PLANNING CONSULTANT
DeSPACE (International) Limited

ARCHITECT
THEO TEXTURE

Executive Summary

This Planning Statement is submitted in support of a 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 ("the Application Site"), to seek the approval of the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance. The Application Site falls within an area zoned "Residential (Group A)" ("R(A)") on the Approved Kennedy Town & Mount Davis Outline Zoning Plan S/H1/24. According to the Notes of the OZP, 'Religious Institution' is a Column 2 use and planning permission from the TPB is required.

The proposed development will be used as an assembly hall that can accommodate a maximum of 350 people. The remaining spaces will be used as storages, function rooms, lavatories, pantry and etc. to support the general functions of the religious institution.

The proposal is justified mainly on the following reasons:

- The proposed religious institution use is compatible with the land uses in the subject building and the surroundings, which are predominately non-domestic uses at lower floors;
- The size, layout and location of the Application Site is a suitable venue for the Applicant's services and satisfy our Applicant's consistent missions that is committed to providing welfare services and promoting Christianity that can bring a positive impact to the existing facilities and the local community;
- There are similar approved applications for religious institution use in R(A) zone, demonstrating that it is not incompatible with the surrounding land use; and
- The Application Site would not result in insurmountable traffic, fire safety and noise impacts on the surroundings.

In view of the above and the planning justifications detailed in this Planning Statement, we sincerely seek the TPB to give a favorable consideration to the current planning application.

行政摘要

此規劃綱領是為一宗位處石塘咀皇后大道西 455/485 號龍暉花園地下 2 及 3 號舖（餐廳入口及由地下通往一樓的樓梯，以及服務該餐廳的專用電梯）及院子，一樓餐廳及其平台，以及二樓升降機機房的擬議宗教機構（教堂）用途的規劃申請而擬備，並根據《城市規劃條例》第 16 條希望得到城市規劃委員會的申請規劃許可。申請處所位於堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/24（「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，須先向城市規劃委員會申請。

在本計劃中，該處所主要有一個最多可容納 350 人的禮堂，其餘的位置則用作支援宗教機構日常的運作包括儲物室、多功能房間、洗手間和茶水間等。

該規劃申請的規劃理據主要基於以下原因：

- 擬議的「宗教機構」用途與龍暉花園內的商舖和毗鄰的土地用途相容，其最低三層一般用作非住宅用途；
- 申請處所無論在大小、間隔和位置方面均符合申請人擴展其教會服務的需要，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，其服務相信能與區內現有的設施能相輔相成及有助裨益當地社區；
- 過往有位於「住宅（甲類）」地帶的「宗教機構」用途申請獲批准，這表示該擬議用途與周圍的土地用途並非不兼容；以及
- 申請處所在交通、消防安全和噪音方面都不會對周圍環境造成不良影響。

有鑑於以上的及此規劃綱領詳述的規劃理據，敬希規劃委員會支持本次的規劃申請。

(內容如與英文版本有任何差異，概以英文版本為準)

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SECTION ONE | INTRODUCTION

DeSPACE (International) Limited acts on behalf of the Applicant, namely, **Hong Kong Mandarin Bible Church Limited**, to submit this section 16 town planning application to the Town Planning Board for using the Application Site 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 for a proposed Religious Institution (Church), with a total GFA of about 1,062.6 sq.m. According to the Notes for the R(A) zone in the Approved Kennedy Town & Mount Davis Outline Zoning Plan S/H1/24 ("the OZP"), the proposed use of religious institution is a Column 2 use and planning permission from the TPB is required. The location of the Application Site is shown on **Figure 1**.

The Application Site will be used for an assembly hall accommodating not more than 350 people for group meeting and worshipping and other ancillary facilities such as function rooms, lavatories, a pantry and storage rooms.

Hong Kong Mandarin Bible Church Limited is a non-profit religious organization founded as a Christian church in 1995, and is registered under section 88 of Inland Revenue Ordinance¹. The church currently has three branches in Hong Kong: Kwun Tong, Sheung Shui, and Sai Wan, with each branch offering its own unique adult Sunday school, children's worship, and youth worship services on Sunday mornings.

Hong Kong Mandarin Bible Church Limited is a community of people in Hong Kong who are passionate about God, one another, and the world around us. As a Mandarin-speaking church, all its worship services are conducted in Mandarin, and hopes to provide a welcoming space for to encourage more Mandarin-speaking members into following God's word. Its members gather on Sundays to worship God and learn His word. As there were few Mandarin-speaking churches in Hong Kong at the time of the church's establishment, the vision of Hong Kong Mandarin Bible Church Limited is to help Mandarin speakers and others alike to find a new life in Jesus, full of purpose, faith, and surrounded by a loving family, and to learn how to serve, so that believers can live godly lives in Hong Kong's busy environment and effectively share the gospel with those in need.

¹ List of Charitable Institutions and Trusts of a Public Character: https://www.ird.gov.hk/eng/pdf/s88list_emb.pdf

SECTION TWO | SITE CONTEXT

2.1 Site Context and Surrounding Land Uses

The Applicant is the “current land owner”, and the Application Site is purchased by the Applicant for church use. The Application Site is currently used as a school and located on portions of G/F, 1/F and 2/F of Dragonfair Garden. Dragonfair Garden is an existing 28 storey 2-block composite commercial/residential development within the R(A) zone. The lowest three floors of the building are used for non-domestic purposes including a range of shops and services, restaurants, kindergarten, etc.

The surrounding areas have the following characteristics, including: (please refer to **Figure 1** for the Location Plan)

- (a) To the west, a 24-storey 2-block commercial/residential building (i.e., Mei Sun Lau) including 2 storeys of podium with non-domestic uses on G/F and 1/F;
- (b) To the further west, a 10-storey and a 24-storey commercial/residential building (i.e., Mei Shing Mansion and Nice Garden respectively) also including 2 storeys of podium with non-domestic uses on G/F and 1/F;
- (c) To the southeast, a 13/F commercial/residential building (i.e. Pak Hoo Mansion) including 3 storeys of podium with non-domestic uses on G/F, 1/F and 2/F;
- (d) To the east and southeast, 2 secondary schools (i.e., St. Louis School and St. Paul’s College) and 2 primary schools (i.e., St. Anthony’s School and St. Stephen’s Church Primary School);
- (e) To the further southeast, the University of Hong Kong School Campus;
- (f) And to the south, a public open car park (i.e., South Lane Outdoor Car Park) accessed from South Lane.

It is observed that the character of the surrounding area is a predominantly residential development intermixed with a variety of non-domestic uses on the lower floors to serve the needs of the neighborhood and visitors.

2.2 Accessibility

The Application Site is accessible from Queen's Road West. It is well served by public transport, being approximately 3 minutes walking distance from Hong Kong University MTR Station. Most congregants will be encouraged to take public transportation to the Application Site given the close proximity. Notices will be issued to the congregation, while event organizers will give regular reminders of using public transportation.

It is estimated that approx. 5 and 1 parking spaces are required for the proposed church during weekends and weekdays respectively. A public vehicle park, namely South Lane Outdoor Car Park, is also available. It is accessible from South Lane within 4 minutes walking distance to the Application Site. The Applicant has conducted a survey for available parking spaces at South Lane Outdoor Car Park. 7 and 10 spaces are available during weekends and weekdays respectively. It demonstrates that the available parking spaces in the vicinity are sufficient to fulfil the parking demand of the proposed church.

Although the Application Site is located within a residential development, it can be directly and separately accessible from Queen's Road West via the entrance of Shops 2 and 3 on G/F without entering the residential blocks of the housing estate (as shown on **Figure 2**), with an exclusive entrance and staircase leading from G/F to 1/F, and an exclusive lift serving the Application Site. The staircase can serve as a fire escape route from the Application Site. The residential blocks have separate entrances leading directly to their own floors.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

The Application Site falls within the zoning of R(A) on the Approved Kennedy Town & Mount Davis Outline Zoning Plan S/H1/24. This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. 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

The Application Site does not involve any previous planning applications nor records of illegal and/or unauthorized development.

3.3 Similar Planning Applications

There are several similar approved applications for religious institutions within R(A) zone, where key considerations of the Planning Department include (i) no incompatibility with the surrounding areas and (ii) independent accesses separated from the residential development to avoid nuisance or inconvenience to the residents of the subject development/buildings.

Table 2: Similar Approved Planning Application in R(A)

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

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

SECTION FOUR | PROPOSED DEVELOPMENT

4.1 The Proposal

The Application Site of about 1,458 sq.m in GFA is now used as a school and is proposed to be refurbished as a church. It occupies about 52% of the total commercial floor area of Dragonfair Garden. The main facilities in the proposed development include the following:

Floor	Site Area	Uses	Descriptions
G/F	145m ²	• Backyard	Includes a sitting out area and BBQ grill
		• Book store ²	A small bookstore near the entrance for church materials, books, and souvenirs
		• Ancillary Uses	Such as a pantry and a unisex lavatory
1/F	1,298m ²	• An Assembly Hall	Accommodating a maximum of 350 people for worshipping activities and small group meetings
		• Office	For administrative work, handling church affairs, and coordinating activities by staff and church leaders.
		• Open Office	A welcoming area for visitors, a place for small group meetings, and a collaborative workspace for staff and volunteers.
		• Pastor Room/Meeting Room	For the pastor to prepare sermons, meet with members, pray, and handle personal or confidential matters.
		• Classrooms	For small group gatherings such as gospel seminars, parenting workshops, family relationship workshops, career development seminars, workplace relationship workshops, mental wellness workshops and poverty relief
		• Outdoor Sports Ground and Sitting Out Area	For sports such as basketball, pickleball and badminton; Sitting out area suitable for small gatherings
		• Flat Roofs	Additional functional outdoor area
		• Ancillary Uses	Such as storage areas, a pantry and male and female lavatories
2/F	15m ²	• Lift Machine Room	The only part of the Application Site on 2/F, houses machinery and control systems for the elevator
Total	1,458m²		

² Shop and Services are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

A lift for the disabled is provided for direct access to the entrances to facilitate attendants to/from the proposed development in an efficient way. Adequate passageways are provided to facilitate fire escape and to reduce congestion at the assembly hall. Fire services provisions including sprinkler system, portable fire extinguishers, fire hose reel, emergency lights and exit signs have been installed and upgraded at the Application Site in compliance with the relevant ordinances and regulations and to the satisfaction of the Fire Services Department. To the best of our understanding, no non-compliance notice/warning has been received by the previous occupants.

The church operates between 9am and 9pm on Saturdays and Sundays. Worship Service is hosted every Sunday from 10:45am-12:15pm, with a maximum of 350 participants at a time during peak hours. During the weekdays, the church operates from Tuesday to Friday between 9am-9pm for administrative duties, church fellowship activities, community workshops etc, with a maximum of 150 participants at a time.

Please refer to the schematic drawings for G/F and 1/F Plans in **Figures 3-4**.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Subject Building and the Surrounding Land Uses

The Application Site at Queen's Road West is located in a relatively energetic and diversified local community hub, accommodating a good mix of local stores, restaurants and institution uses like kindergarten, primary and secondary schools. Currently, the commercial portion of Dragonfair Garden comprises a mix of uses, such as a kindergarten, dental clinic, grocery store, restaurants, and a bank. These are community-oriented uses that facilitate and serve local residents. The proposed development will be compatible with these existing uses and serve as an addition to further support the local community.

The proposed development will be operating predominantly on the G/F and 1/F, separated from the residential portions of Dragonfair Garden with independent entrances, with an exclusive entrance and staircase leading from G/F to 1/F, and an exclusive lift serving the Application Site **(see Figure 2)**. As such, it is considered unlikely that the proposed church use will cause nuisances and interface problems with the residents.

5.2 Meeting Existing and Long-term Community Needs

The proposed development aims to meet existing and long-term community needs in the local community by establishing a dedicated Mandarin-speaking Christian church in the Kennedy Town area. Currently, there are no churches in this region that specifically cater to Mandarin-speaking congregants, with the nearest facility being the Chinese Methodist Church located in Wan Chai. This geographic gap presents an unmet need for accessible religious services tailored to Mandarin speakers, many of whom are residents and students in the vicinity.

Moreover, Hong Kong University (HKU), situated in close proximity to the proposed site, hosts a substantial number of students from mainland China. These students often face language barriers and cultural differences that can hinder their full participation in local religious and community activities. Establishing a Mandarin-speaking church at this location would provide a vital spiritual and community resource for these students, enabling them to practice their faith in their native language and fostering a sense of belonging within the local community.

The new church will serve as a cultural and spiritual hub for Mandarin speakers, including residents of Dragonfair Garden, as well as the broader Kennedy Town community. It will facilitate community integration, cultural exchange, and religious engagement, thereby enhancing social cohesion in the area. Moreover, the church's presence will support the long-term growth of a diverse and inclusive neighbourhood, accommodating the needs of an increasingly multicultural population.

5.3 Committed to Serve the Community and to Promote Christianity

The proposed development will facilitate the service of the religious institution to cater for the increase of membership with a view to increasing the social cohesiveness in the community through Biblical teachings. The residents/tenants of Dragonfair Garden, among others, would most directly benefit from it. Apart from the religious services/activities, other charitable social services will be provided to the locals in need.

The proposed development is also dedicated to serving the community and promoting the teachings of Christianity through a variety of activities beyond regular Sunday services, Sunday schools, and fellowships. A range of workshops and seminars will be introduced to support different needs, including gospel seminars, parenting workshops, family relationship workshops, career development seminars, workplace relationship workshops, mental wellness workshops, and poverty relief initiatives. These activities are aimed at fostering spiritual growth, strengthening family bonds, supporting mental health, and providing assistance to those in need. The target audience for these initiatives includes retirees, parents, university students, new immigrants, and underprivileged individuals, with efforts made to meet their diverse needs. Kennedy Town is a vibrant and diverse community that is home to all of these groups, making it an ideal location for such inclusive programs. By offering a range of activities tailored to each group, the proposed development aims to serve as a welcoming hub that addresses the needs of Kennedy Town's diverse population, fostering unity and mutual support within the community.

In particular, given the large number of students in Kennedy Town, particularly those from Hong Kong University and nearby primary and secondary schools, these activities are expected to benefit the student community significantly. Opportunities for spiritual enrichment, personal development, and community engagement will be provided, contributing positively to the well-being and integration of students within the local area.

In addition to religious services and activities, the proposed development will provide various charitable and social services to support the needs of the local community. These will include outreach initiatives and collaborations with established charitable organizations, such as food collection and donation drives for local charities, seasonal outreach to shelters and community centers in need, and volunteer programs at nearby elderly centres. Such activities are intended to enhance community cohesion, address social vulnerabilities, and promote a culture of care and mutual support. The proposed development will thus serve not only as a religious institution but also as a resource for social welfare, fostering a more connected and resilient community within the local area.

5.4 Minimal Traffic Impact

The Application Site is situated in a convenient location well-served by the MTR within 3 minutes walking distance, meaning that it promotes users or visitors travelling there on foot or by public transport. In order to promote sustainable transportation and reduce traffic congestion and demand for car parking spaces, a notice will be displayed internally within the church to remind visitors to utilize public transport options. As such, the pedestrian connections to the Application Site will adequately accommodate the increase in church attendees, and there will be negligible impact to the key locations along the pedestrian routes.

The Applicant will make sure that no queues are formed on the public road by the visitors of the proposed church.

Having regard to car parking spaces, South Lane Carpark is a public car park which operates 24 hours located 4 minutes from the Application Site with 17 parking spaces available in total. Suitable arrangements will be in place to accommodate the small number of church attendees who travel to the location by private vehicle.

Since the majority of visitors are expected to travel to and from the proposed religious institution on foot and by public transportation, it is considered that upon comparison between the proposed uses, the usage frequency, number of visitors and visitors' mode of transportation, the proposed development will not have any significant traffic impacts on the surroundings.

5.5 No Adverse Fire Safety Impact

Fire safety standards will be enforced within the premises during the submission of general building plans to provide a safe environment for all kinds of visitors and staff, free from potential fire hazards. The Application Site has direct access to Queen's Road West, which facilitates fire escape (as shown in Figure 2). In order to provide a safe environment for all kinds of visitors, adequate fire prevention measures are in place. The current facilities have been upgraded to meet the latest regulations and codes of practice, and access for the disabled will be provided as per the Fire Services Department's advice. Such fire safety enforcement would mitigate the potential risks of hazards to all occupants of the subject building. To the best of our understanding, no non-compliance notice or warning has been received by the previous occupant.

5.6 No Adverse Noise Impact/Nuisance to Residents

All activities of the proposed development, mostly as passive in nature will be carried out inside the Application Site. The usage pattern of the religious institution will not be excessively intense as most of the activities will be conducted on Saturdays and/or Sundays. A peak turnover rate will only be seen at times when people arrive or leave the Application Site. Moreover, being considerate of other people is always an important value in Christianity.

Members are able to show self-discipline and self-supervision on their own acts to avoid confrontations and to control emission of noise to the neighborhood. Active prevention measures such as administrative controls by staff, if necessary, will also be implemented. As a result, the proposed development would unlikely cause significant nuisance to nor conflicts with the existing residents of the subject building.

SECTION SIX | CONCLUSION

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

The Town Planning Board is cordially invited to give a favorable consideration to approve the current application, because of the following grounds:

- i) the proposal is compatible with the land uses in the subject building and the surroundings;
- ii) the size, layout and location of the Application Site is fit to the Applicant for expansion of the religious institution's service, so as to provide social welfare services and promote Christianity not only to the Applicants' members in the church but also the local community, the underprivileged and the nearby school;
- iii) no interfacing problems with the residential portion of the subject building due to independent entrances/exits; and
- iv) the proposed development has taken thoughtful considerations for the residents in the subject building and the neighborhood. It is unlikely to pose adverse traffic, fire safety and nuisances.