



Supplementary Planning Statement

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

Proposed Religious Institution (Church) at Shop L
& Shop R5, 1/F, Bondlane II, No.268 Hai Tan Street,
Cheung Sha Wan, Kowloon

APPLICANT:
Evangelical Free Church of China –
Spring Church Limited



CONSULTANT:
DeSPACE (International) Limited



August 2025

Executive Summary

This Planning Statement is submitted in support of a proposed Religious Institution (Church) at Shop L & Shop R5, 1/F, Bondlane II, No.268 Hai Tan Street, Cheung Sha Wan, Kowloon (“the Application Premises”), to seek the approval of the Town Planning Board (“TPB”) under Section 16 (“s.16”) of the Town Planning Ordinance. The Application Premises falls within an area zoned “Residential (Group A) 6” (“R(A) 6”) on the Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/40 (the “OZP”). According to the Notes of the OZP, ‘Religious Institution’ is a Column 2 use and planning permission from the TPB is required.

The Application Premises of about 360 sq.m is situated on an existing composite commercial and residential building known as Bondlane II (“the subject building”). It is currently vacant. In the proposal, it will be used as an assembly hall that can accommodate a maximum of 180 people.

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 Premises is a suitable venue for expansion of the applicant’s services and satisfy with our applicant’s consistent missions that is committed providing social 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 the vicinity, demonstrating that it is not incompatible with the surrounding land use and is unlikely to cause adverse impacts; and
- The application premises 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九龍長沙灣海壇街 268 號連方 II 一樓 L 舖及 R5 舖（「申請處所」）用作擬議宗教機構（教堂）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。申請處所位於長沙灣分區計劃大綱草圖編號 S/K5/40（「該大綱核准圖」）上的「住宅(甲類)6」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。

申請處所(面積大約 360 平方米)位於一座名為「連方 II」(「該大廈」)的現有住宅及商業用途的樓宇內。申請處所現時為空置。在本計劃中，該處所主要有一個最多可容納 180 人的禮堂。

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（教堂）用途與該大廈內的商舖和毗鄰的土地用途相容，其較低樓層常見用作非住宅用途;
- 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;
- 周邊有類似的宗教機構（教堂）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，亦不太可能造成不利影響;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，應以英文版本為準）

Contents

SECTION ONE	 INTRODUCTION	5
SECTION TWO	 SITE CONTEXT AND HISTORY	6
2.1	Site Context and Surrounding Land uses	6
2.2	Land Status	6
2.3	Accessibility	7
SECTION THREE	 PLANNING CONTEXT	7
3.1	Statutory Planning Context.....	7
3.2	Planning History.....	7
3.3	Similar Planning Application	7
SECTION FOUR	 THE PROPOSED SCHEME	9
4.1	The Proposal	9
SECTION FIVE	 PLANNING AND TECHNICAL JUSTIFICATIONS	10
5.1	Compatible with the Subject Building and the Surrounding Land Uses	10
5.2	Suitable Venue for Expansion of the Applicant’s Services	10
5.3	Committed to Serve the Community and to Promote Christianity	10
5.4	Minimal Traffic Impact.....	11
5.5	No Adverse Fire Safety Impact.....	11
5.6	No Adverse Noise Impact/Nuisance to Residents	11
SECTION SIX	 CONCLUSION	12

SECTION ONE | INTRODUCTION

- 1.1 DeSPACE (International) Limited acts on behalf of the Applicant, namely, Evangelical Free Church of China – Spring Church Limited, to submit this section 16 town planning application to the Town Planning Board for using the application premises on at Shop L & Shop R5, 1/F of an existing building namely Bondlane II for a proposed Religious Institution (Church) with a total GFA of about 360 sq.m. According to the Notes for the “R(A) 6” zone under the Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/40 (the OZP), the proposed use of ‘Religious Institution’ is a Column 2 use requiring planning permission from the Town Planning Board. The location of the application premises is shown on **Figure 1**.
- 1.2 The Application Premises is currently vacant and is proposed to be a religious institution (church). It will be used for an assembly hall accommodating about 180 people for group meeting and worshipping.
- 1.3 The Applicant is a tenant of the application premises and is not its registered ‘current land owner’. The Applicant has fully complied with the Town Planning Board Guidelines on the ‘Owner’s Notification’ Requirements by obtaining and submitting a consent letter of the sole ‘current land owner’; Such information, including the number of ‘owner’s notification’ given and relevant evidence, has been included in the relevant part of the application form.
- 1.4 The Applicant is a member of the Evangelical Free Church of China, which was established in the late 19th Century. As a large and longstanding church union, it has been contributing to and serving the community across Hong Kong for over 70 years. The vision of the Spring Church is to propagate the Gospel of Jesus Christ and call upon people of all races and nationalities to accept Jesus Christ as their Saviour and Lord for the salvation of man and for the edification of believers in faith, hope, and love in accordance with the Holy Bible. With years of experience and success in providing religious and social services, the Application Premise will certainly facilitate the church to cater for the increase of membership of the existing church with a view to increasing the social cohesiveness in the community through Biblical teachings, while safe-guarding the well-being of the nearby residents.

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land uses

2.1.1 The Application Premises is currently vacant and occupies part of the 1/F of an existing 28-storey composite commercial/residential development namely Bondlane II within the "R(A) 6" zone. The lowest two floors of the existing podium are used for non-domestic purposes, including the use of commercial accommodation.

2.1.2 The Application Premises is located within a predominantly residential neighborhood with non-domestic uses on the lower floors mainly accommodating veterinarian clinics, retail shops, and elderly homes. The surrounding areas have the following characteristics, including:

- a) To the south, a 29-storey commercial/residential building (i.e. The Vim) including 2 storeys of podium with shop and services;
- b) To the west, a 29-storey commercial/residential building (i.e. The Prominence) including 2 storeys of podium with shop and services and a religious institution (i.e. St. Luke's Church of United Brethren in Christ) on the 1st floor;
- c) To the northwest, one secondary school (i.e. Ka Ling School of the Precious Blood) and a recreational open space (i.e. Sham Shui Po Park) with a playground across Kiu Kiang Street;
- d) To the southwest, a 29-storey commercial/residential building (i.e. Astoria Crest) including 2 storeys of podium with shop and services; and
- e) To the north, a 14-storey residential building (i.e. Grammy Centre) with a elderly home on the G/F.

2.1.3 It is observed that the character of the surrounding area is a pre-dominantly high-rise 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 Land Status

2.2.1 Bondlane II forms part of the private lot NKIL 975 S.A ss.1, NKIL 975 S.A ss.2, NKIL 975 S.A RP, NKIL 975 S.B, NKIL 975 S.C, NKIL 975 RP, NKIL 976 S.B, NKIL 976 S.C RP, NKIL 976 S.D RP, NKIL 976 S.E RP, NKIL 976 S.F RP, NKIL 976 RP, NKIL 981 RP, NKIL 995 S.A, NKIL 995 S.B, NKIL 995 RP, NKIL 996 and NKIL 997. The Application Premises will be leased to the Applicant as a tenant to operate a church.

2.2.2 The Applicant has obtained the consent of the current landowner to submit this Application, in compliance with the requirements set out in the Town Planning Board Guidelines on satisfying the owner's consent/ notification requirements under Section 16 of the Town Planning Ordinance (TPB PG-NO. 31A).

2.3 Accessibility

- 2.3.1 This Application Premises is well served by various modes of public transport including MTR Tsuen Wan Line and Tuen Ma Line, bus and minibus within 10 minutes walking distance. Visitors can easily access the subject building by pedestrian paths from MTR, and bus terminus. Car parks like Sham Shui Po Automated Parking System Public Car Park are also available next to Tung Chau Street within 5 minutes walking distance to the Application Premises (as shown on **Figure 1: Location Plan**).
- 2.3.2 The subject building is also purposely-designed such that the means of access for non-residential portion at G/F and 1/F and the residential portion above 1/F are separated. The application premises can be directly and separately accessible from Hai Tan Street and the service lane of the subject building via a staircase, an escalator and two lifting platform in the commercial complex without entering the residential portions. Three staircases are served as fire escape routes from the application premises. The residential blocks have separate entrances leading directly to their own floors (as shown on **Figure 2: Site Plan**).

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

Planning Intention of "R(A) 6" zone

The Application Premises falls within the zoning of "R(A) 6" on the Approved Cheung Sha Wan Outline Zoning Plan (OZP). This zone is intended primarily for high-density residential development. According to the Notes for the "R(A) 6" zone, 'Religious Institution' use is a Column 2 use which requires planning permission from the Town Planning Board.

3.2 Planning History

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

3.3 Similar Planning Application

There were 4 similar previous applications in the nearby location for religious institutions within the "R(A)" zone on the same OZP (**Table 2 & Figure 1**). Two approved applications (i.e. A/K5/688 & A/K5/818) for similar applied use and similar scale are also situated in the vicinity, with A/K5/818 situated along the same Hai Tan Street. They were all approved by the Metro Planning Committee of the Board (the Committee) mainly on the ground that the development was considered not incompatible with surrounding areas.

Table 2: Similar Approved Planning Applications in “Residential (A)” within the same OZP

	Case No. (Approval Date)	Applied Use – Religious Institution	Planning Department’s View on the Application(s)
1	A/K5/688 (12.2.2010)	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> The church use <u>was considered compatible with other non-domestic uses</u> such as shops on G/F and was not incompatible with the surrounding land uses, which were mainly composite residential-commercial developments.
2	A/K5/804 (16.8.2019)	Religious Institution (Church)	<ul style="list-style-type: none"> It is <u>considered not incompatible</u> with the surroundings developments which are mainly composite residential and commercial buildings accommodating commercial uses including shop and services and eating places on the lower floors. It is <u>considered not incompatible</u> with the existing shop and services and eating place uses on G/F of the non-domestic podium of the building.
3	A/K5/818 (4.9.2020)	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> The proposed church is <u>considered not incompatible with the surrounding developments</u> which are mainly commercial/residential buildings with commercial uses including shop and services and eating places at ground/podium floors. It is <u>considered not incompatible</u> with the existing kindergarten on 1/F of the non-domestic podium of the building as the non-domestic podium and the residential tower above have separate entrances and the church is accessible via independent entrance(s)
4	A/K5/830 (25.6.2021)	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> It is <u>considered not incompatible</u> with the existing kindergarten on G/F and the residential use above the podium of the building as the church and the residential floors above are served by separate entrances. The proposed church <u>is considered not incompatible with the surrounding developments</u> which are mainly schools and residential buildings with commercial uses on lower floors.

SECTION FOUR | THE PROPOSED SCHEME

4.1 The Proposal

- 4.1.1 The Application Premises of about 360 sq.m is now vacant and is proposed to be developed as a religious institution (church). The main facilities in the church include an assembly hall for worship activities and small group meetings at Shop R5. An assembly hall with loose furniture seats accommodating a maximum of 180 people will be provided in the Application Premises. Three staircases and one escalator in the middle, northern and western portions of the commercial accommodation are provided for direct access to the street and facilitate attendants to/from the Application Premises in an efficient way. There will also be an elevating stair access point at the middle portion that connects to the service lane of the subject building. Fire services provisions, including fire sprinklers, portable fire extinguishers and fire hose has been/will be implemented at the Application Premises in compliance with the relevant ordinances and regulations and to the satisfaction of the Fire Services Department.
- 4.1.2 While the Religious Institution use remains the main use, the Application Premises is also intended for eating place and office as complementary services of operating the church (as shown on **Figure 3: Layout Plan**). The eating place at Shop R5 is used for consuming light food meal or refreshment. The multi-function room at Shop L1 is intended to operate co-working space serving the nearby community. The office at Shop L1 is intended to support the church's daily operation. These uses are Column 1 uses at the lowest three floors of a building and planning permission is not required.
- 4.1.3 The church will operate not earlier from 8 am and after 10 pm. The assemblies will be held on Saturdays and Sundays from 10 am to 2 pm with around 150 attendees. During the weekdays, the Church operates for administrative duties from 10 am to 6 pm, whereas for church fellowship activities, community workshops etc., these may be held before 10 pm. Youth learning activities will be held from 3pm to 6pm every Tuesday to Friday. The number of attendees for the aforesaid activities and services varies from 30 to 100 people in general.
- 4.1.4 Please refer to the schematic drawings in **Figure 2** for the Site Plan.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Subject Building and the Surrounding Land Uses

The Application Premises abutting Hai Tan Street is located in a relatively energetic and diversified local community hub accommodating with a good mix of local stores, restaurants, veterinarian clinics and elderly homes on lower floors of residential developments. Two approved applications (i.e. A/K5/688 & A/K5/818) for similar applied use and similar scale are also situated in the vicinity, with A/K5/818 situated along the same Hai Tan Street. As such, the proposed uses for operating a religious institution (church) with permitted office and eating place are considered compatible with the land use pattern and setting in the subject building and the wider area.

Four (4) similar application in the vicinity were previously approved by the Board. The proposed religious institution was considered not incompatible with surrounding areas in this case by the Town Planning Board. It is still running as a religious institution. With a similar nature and scale, it is expected that the Application Premises for the proposed religious institution is compatible and a suitable use in the surrounding.

5.2 Suitable Venue for Expansion of the Applicant's Services

As targeted as a regional centre in the West Kowloon by the Applicant, the Application Premises is conveniently located within Nam Cheong and Sham Shui Po, within 10 minutes walking distance from Dragon Centre and V Walk and public transportation hub via the existing pedestrian paths and with adequate parking facilities in the vicinity. Therefore, this location is considered suitable for providing community facilities to serve a wider neighborhood, such as a number of new residential developments in Sham Shui Po and Nam Cheong.

Due to increasing numbers of the Applicants' memberships, the Application Premises is the very few option that can provide spacious environment within a district town centre in the West Kowloon with high accessibility for the expansion of the existing church. The span and headroom of the Application Premises are wide and high enough to act as a worship hall for organizing different kinds of interactive activities.

The subject building is also purposely-designed such that the means of access for non-residential portion at G/F and 1/F and the residential portion above 1/F are separated. The application premises can be directly and separately accessible from Hai Tan Street and the service lane of the subject building via a staircase, an escalator and two lifting platform in the commercial complex without entering the residential portions. Three staircases are served as fire escape routes from the application premises. The residential blocks have separate entrances leading directly to their own floors (as shown on **Figure 2: Site Plan**). As such, it is unlikely to cause conflicts with the existing residents and interfacing issues to the existing uses.

5.3 Committed to Serve the Community and to Promote Christianity

With over 15 years of experience and success in providing religious and social services, the Application Premises will certainly 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 Bondlane II could also be benefited from it. Apart from the religious services/activities, other charitable social services will be provided to the local in need.

5.4 Minimal Traffic Impact

The Application Premises is well-connected with existing footpaths in the surroundings. The Application Premises is well-served by public transport networks with numerous franchised bus and minibus routes. Nam Cheong and Sham Shui Po MTR Stations are also within 10 minutes walking distances respectively.

Having regard to car parking spaces, the automated car park across Tung Chau Street will be able to fulfill the operational requirements of the proposed religious institution (as shown on **Figure 1: Location Plan**). Having regard to many public transports available and spare capacity of existing nearby carparks in proximity, franchised bus services are normally not be arranged to the potential users and hence a spare space for loading/unloading bay for small coaches is not necessary. Most of the social activities are on Saturdays and Sundays at a specified timeframe.

5.5 No Adverse Fire Safety Impact

Fire safety standards will be enforced within the Application Premises in 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 Premises has direct accesses to Hai Tan Street and the service lane of the subject building that facilitates fire escape. In order to provide visitors with a safe environment, adequate fire safety measures will be equipped, such as the installation of water sprinklers, fire hydrants and hose reel system. The current facilities will be upgraded to meet the latest regulations and code of practices where access for the disabled will be provided. Fire escape routes are provided to the staircases indicated by the “Exit” lights to allow obstruction-free fire escape routes in consideration of potential numbers of visitors and staff. Such fire safety enforcement would mitigate the potential risks of hazards to all occupants of the subject building.

5.6 No Adverse Noise Impact/Nuisance to Residents

All activities in the Application Premises mostly as passive in nature will be carried out inside the Application Premises within the non-domestic commercial accommodation. The usage pattern of the church 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 Premises. Moreover, being considerate to 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. The Application Premises will be equipped with a central air-conditioning system and will not rely on openable windows for ventilation, thereby preventing potential noise leakage through open windows. Active prevention measures such as administrative controls by staff, if necessary, will also be implemented. As a result, the proposed religious institution 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 Premises. It has a GFA of about 360 sq.m. 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 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 especially, the underprivileged and the adjacent schools;
- iii) no interfacing problems with the residential portion of the subject building and its commercial accommodation at G/F and 1/F due to independent entrances/exits; and
- iv) The proposed scheme has been taken thoughtful considerations to the residents in the subject building and the neighborhood. It is unlikely to pose adverse traffic, fire safety and nuisances impact just like the approved similar applications in the vicinity.