

SUPPLEMENTARY PLANNING STATEMENT

SECTION 16 TOWN PLANNING APPLICATION
AUGUST 2025

PROPOSED RELIGIOUS INSTITUTION (CHURCH)
WITH ANCILLARY OFFICE
AND SHOP AND SERVICES
AT UNITS B01, B02, G02 AND G05A,
B/F AND G/F,
CAPRI PLACE, NO.33 TONG YIN STREET
IN TSEUNG KWAN O,
LOT NO. TKOTL 125

APPLICANT:



**FAITH FAMILY
CHURCH**
基督教家信教會

FAITH FAMILY CHRISTIAN
CHURCH LIMITED

PLANNING
CONSULTANT:



DeSPACE (International) Limited

ARCHITECT:



C Arch Design Consultant Ltd.
思建設計顧問有限公司

Executive Summary

This Planning Statement is submitted in support of a proposed Religious Institution (Church) with Ancillary Office and Shop and Services at Units B01, B02, G02 and G05A, B/F and G/F, Capri Place, No.33 Tong Yin Street in Tseung Kwan O, Lot No. TKOTL 125 (“the Application Site”), to seek the approval of the Town Planning Board (“TPB”) under Section 16 (“s.16”) of the Town Planning Ordinance. The Application Site falls within an area zoned “Residential (Group A)6” (“R(A)6”) on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/31 (the “OZP”). According to the Notes of the OZP, ‘Religious Institution’ is a Column 2 use and planning permission from the TPB is required. “Office” and “Shop and Services” are always permitted on the lowest three floors of a building, taken to include basements.

The proposed development will be used as an assembly hall that can accommodate a maximum of 175 people. Ancillary ‘Shop and Services’ and ‘Office’ will be provided. 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 the vicinity, demonstrating that it is not incompatible with the surrounding land use and is unlikely to cause adverse impacts, 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將軍澳唐賢街 33 號 CAPRI PLACE 商業部分地下及地庫的擬議宗教機構及商店及服務行業及辦公室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。申請處所位於將軍澳分區計劃大綱草圖編號 S/TKO/31（「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，而「商店及服務行業」及「辦公室」用途，只要位處於建築物的最低三層，包括地庫，則屬經常准許的用途。

在本計劃中，該處所主要有一個最多可容納 175 人的禮堂，部分為該大綱核准圖准許的附屬「商店及服務行業」及「辦公室」，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、洗手間和茶房等。

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（教堂）用途與 CAPRI PLACE 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）

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

SECTION ONE | INTRODUCTION

DeSPACE (International) Limited acts on behalf of the Applicant, namely, the **Faith Family Christian Church Limited**, to submit this section 16 town planning application to the Town Planning Board for using the Application Site on B/F and G/F of Capri Place for a proposed Religious Institution (Church) with Ancillary Office and Shop and Services, with a total GFA of about 1,000 sq.m. According to the Notes for the “R(A)6” zone the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/31 (“the OZP”), the proposed use of ‘Religious Institution’ is a Column 2 use and planning permission from the TPB is required, while “Office” and “Shops and Services” uses are always permitted on the lowest three floors of a building, taken to include basements. The location of the Application Site is shown on **Figure 1**.

The Application Site will be used for an assembly hall accommodating about 175 people for group meeting and worshipping and others ancillary facilities such as function rooms, lavatories, a pantry and storage rooms. Ancillary Shop and Services use and Office use are also proposed to achieve social benefits, while living out Christian values.

The Applicant is a tenant of the Application Site 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 has been included in the relevant part of the submission.

The Faith Family Christian Church Limited is a non-profit religious organization founded as a Christian church in 2007, and is currently registered under section 88 of Inland Revenue Ordinance¹. The church moved to a number of different locations in Kowloon before settling in Tseung Kwan O in 2017. The Faith Family Christian Church Limited is a community of people in Hong Kong who are passionate about God, one another, and the world around us. Its members gather on Sundays for worshipping God and learning His word. The vision of The Faith Family Christian Church Limited is to help people find a new life in Jesus, full of purpose, faith, and surrounded by a loving family, and to impact thousands in Hong Kong every week through multiple church locations, schools and an International Ministry Campus.

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 AND HISTORY

2.1 Site Context and Surrounding Land Uses

2.1.1 The proposed development is located on B/F and G/F of Capri Place. Capri Place comprises a three-storey commercial building, including a one-storey basement, situated beneath nine residential towers (covering basement, ground, and first floors). In addition to the proposed development, Capri Place houses various tenants such as a family sports centre, grocery shops, a specialty food store, restaurants, a nursery, a kindergarten, a vet clinic, and a community centre on the basement and ground floors.

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

- (a) developments in the vicinity are predominantly residential cum commercial developments with commercial uses on the lower floors, with Alto Residences to the east, Corinthia By The Sea (where a similar Application No. A/TKO/117 is located within its commercial accommodation) and The Wings III to the northeast and Ocean Shores to the west;
- (b) to the north across Tong Yin Street is a Government, Institution or Community (GIC) cluster including the French International School of Hong Kong, the Tseung Kwan O Government Offices and land reserved for a school; and
- (c) to the south and southwest are Tseung Kwan O Waterfront Park and an underground desilting compound.

2.2 Land Status

2.2.1 The Application Site forms part of the private lot TKOTL 125. The Applicant is not a “current land owner”, and the Application Site will be leased to the Applicant as a tenant to operate a church. 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 The Application Site is accessible from Tong Yin Street and Tseung Kwan O Waterfront Park. It is approximately 600 meters from MTR Tseung Kwan O Station and about 800 meters from Tiu Keng Leng Station.
- 2.3.2 Both Capri Place, including the Application Site, and the residential towers can be accessed via independent entrances.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

The Application Site falls within the zoning of "R(A)6" on the Draft Tseung Kwan O Outline Zoning Plan S/TKO/31 ("the OZP"). 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)6" zone, 'Religious Institution' use is a Column 2 use which requires planning permission from the Town Planning Board, while 'Office', and 'Shop and Services' uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

3.2 Previous Planning Applications

- 3.2.1 The Application Site was involved in a previous application (No. A/TKO/91) for a proposed public vehicle park (private cars and motorcycles), which covered the entire sites of Capri and Alto Residences prior to their development, to facilitate the inclusion of a public vehicle park at the application site for land sale. It was approved by the Rural and New Town Planning Committee (the Committee) on 16.12.2011.
- 3.2.2 The Application Site is also involved in a current application (No. A/TKO/124), which has been operating as a church under Religious Institution use since 24.9.2021 by another church operator, with permission valid until 24.9.2025. The application further includes an extension of the Units B03, B05, B06, G02, G05 and G13, at B/F and G/F of Capri Place, in addition to the original Units B01, B02, G02 and G05A. **Table 1** below shows the comparison between the current application and the proposed development.

Table 1: Comparison between current application A/TKO/124 and the Proposed Development

	A/TKO/124	Proposed Development
GFA (approx.)	3,185 sq.m	1,000 sq.m
Units	Units B01, B02, B03, B05, B06, G02, G05, G05A (access stairs) and G13, B/F and G/F, Capri Place	Units B01, B02, G02 and G05A (access stairs) , B/F and G/F, Capri Place
Population	700 people	175 people
Planning Justifications	<p>The proposed church use is considered <u>not incompatible</u> with other existing uses at Capri Place and the surrounding developments.</p> <p>As there are independent entrances for Capri Place and the residential towers of Capri, it is considered <u>unlikely</u> that the proposed use would <u>cause nuisances to the residents or adverse impacts on the surroundings.</u></p> <p>While the proposed use will occupy about 40% of the total commercial GFA of Capri Place, the majority of the church use will be located on B/F and commercial uses are provided in the adjacent developments, including Alto Residences and Corinthia By The Sea. As such, it would <u>not bring significant impact</u> on the intended provision of retail and commercial activities in the area.</p> <p>Relevant government departments consulted including C for T, D of FS and DEP have <u>no objection to/adverse comment</u> on the application.</p>	<p>The proposed church use is considered <u>not incompatible</u> with other existing uses at Capri Place and the surrounding developments.</p> <p>There will also be independent entrances for the residential towers of Capri and the proposed development, so it is also considered <u>unlikely</u> that the proposed use would <u>cause nuisances to the residents or adverse impacts on the surroundings.</u></p> <p>The proposed development is smaller in scale, and the majority of the church use will also be located on B/F and commercial uses are provided in the adjacent developments, including Alto Residences and Corinthia By The Sea. As such, it is anticipated that it would <u>not bring significant impact</u> on the intended provision of retail and commercial activities in the area.</p> <p>Since the proposed development is <u>similar in nature</u> and even <u>smaller</u> in scale, it is anticipated that there will also be <u>no objection to/adverse comment</u> on the application.</p>

3.3 Similar Planning Applications

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

Case No. (Approval date)	Proposed Use	Planning Justifications
A/TKO/117 (21.6.2019)	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> • The proposed Religious Institution is considered <u>not incompatible</u> with existing uses at the commercial portion of the subject development and the surrounding developments, which were predominantly residential cum commercial developments; and • <u>would not cause nuisance to the residents or adverse impacts</u> on the surroundings due to separate entrances and its small scale. • GFA: 211 sq.m • Population: 120 people maximum. • Technical Assessments were <u>not required</u> for the application.
A/TKO/130 (08.11.2024)	Proposed Religious Institution (Church)	<ul style="list-style-type: none"> • The proposed church is considered <u>not incompatible with other existing uses</u> in the subject building as well as the surrounding developments which are predominantly residential developments with commercial uses on the lower floors. • The proposed use would unlikely cause <u>adverse traffic and environmental impacts</u> on the surrounding areas. • Three similar applications for Religious Institution within the “R(A)” zone on the same OZP were approved with conditions between 2006 and 2021. Approval of the current application is <u>in line with the Committee’s previous decisions.</u> • GFA: 96 sq.m • Population: 30 people maximum. • Technical Assessments were <u>not required</u> for the application.

As seen, the two approved cases above and the current Application Site exist in much the same context, located near residential developments, and would be considered not incompatible with its surrounding uses. Moreover, as the Application Site and Capri Place are accessed through separate entrances (see **Figure 2b**), it would cause minimal nuisance and adverse impact on the surroundings, and no technical assessments were required. As such, approval of the proposed development would be in line with the Committee’s previous decisions.

SECTION FOUR | THE PROPOSED SCHEME

4.1 The Proposal

- 4.1.1 The Application Site of about 1,000 sq.m is now operating as a Religious Institution under approved application No. A/TKO/124 by another church operator. The Applicant intends to make optimal use of existing facilities, and thus, there are no plans to undergo major renovations for the proposed development. The main facilities in the proposed development include an assembly hall for worshipping activities and small group meetings. An assembly hall accommodating a maximum of 175 people will be provided in the Application Site with activity and study rooms, storage areas, a pantry and male and female lavatories. Activity rooms will be used for small group gatherings such as fellowship meetings, while study rooms will be used as tutorial centres. 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.
- 4.1.2 While the Religious Institution use remains the main use, the Application Site is intended for shop and services, and office as complementary services of operating the Religious Institution. These uses are Column 1 uses and planning permission is not required at the lowest three floors of a building. Their mission that is to honor the existence of God and to provide charitable social services will stand firm.
- 4.1.3 The church operates between 9am and 9pm on Sundays. During the weekdays, the church operates from Tuesday to Friday 9:00am-6:00pm for administrative duties, church fellowship activities, community workshops etc.
- 4.1.4 Please refer to the schematic drawings for B/F and G/F Plans in **Figures 3-4**.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Subject Building and the Surrounding Land Uses

Currently, the commercial portion of Capri Place comprises a mix of uses, such as a nursery, kindergarten, family sports centre, vet clinic, grocery store, community centre, and small specialty food store. 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 basement level, separated from the residential portions of Capri Place with independent entrances far from each other (**see Figure 2b**). The pedestrian walkways on ground level along the whole length of the Capri Commercial Accommodation Area are also provided with a cantilevered cover. As such, it is considered unlikely that the proposed church use will cause nuisances and interface problems with the residents.

The Application Site is also currently in use, operating as a church, and has not resulted in any compatibility issues. As such, the proposed development will also be expected to integrate smoothly into the local community. Furthermore, the Applicant would not be required to undertake extensive construction or renovations, as the proposed development aligns with the existing use outlined in the previous application. This approach enables the proposed development to make optimal use of the existing facilities, while minimizing disruption and reducing potential adverse impacts typically associated with construction activities.

5.2 Meeting Existing and Long-term Community Needs

The proposed development will meet existing and long-term community needs for a Christian church in the area. There are currently only 3 churches in the Tseung Kwan O area, and as the lease for the previous operator ends, there will cease to be a church at Capri Place. The proposed development can aptly fill the void and continue to serve the residents of Capri Place, as well as those in the Tseung Kwan O community.

The surrounding area has experienced significant development over the past decade, with many residential, commercial, waterfront open spaces, and Government, Institution, or Community (GIC) uses completed. This has resulted in a well-established medium-rise urban environment supported by various facilities, and the area benefits from close proximity to MTR stations and the waterfront. As residential developments have been completed, the local population has substantially increased, thereby driving a higher demand for Religious Institutions, such as churches. The proposed



development aims to address the current deficit of churches in the area and will continue to provide valuable services, including worship, educational talks, workshops, and programs for all age groups.

5.3 Committed to Serve the Community and to Promote Christianity

The Application Site 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 Capri Place, would be most directly 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 Site is well-connected to the neighbourhood surroundings with wide existing footpaths that experience very low capacity, even during Sunday peaks. This includes the Waterfront Park located to the immediate south, which has good pedestrian connections to other parts of Tseung Kwan O.

The Application Site is also well-served by public transport networks with numerous franchised bus and minibus routes. Tiu Keng Leng and Tseung Kwan O MTR Stations are also within walking distances of 600m and 800m, respectively. A well-planned attending schedule with increased buffer time periods will also be implemented. 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.

Moreover, the majority of visitors are expected to travel to and from the proposed Religious Institution on foot, with a small percentage travelling 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 Similar Applications in the Vicinity

Two (2) similar applications in the vicinity were previously approved by the Board on 21.6.2019 and 08.11.2024 respectively. Their proposed Religious Institutions were considered not incompatible with surrounding areas in these cases by the Town Planning Board. With a similar nature and scale, it is expected that the Application Site for the proposed Religious Institution is compatible and a suitable use in the surrounding.

5.6 No Adverse Fire Safety Impact

Fire safety standards will be enforced within the 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 Site has direct access to Tong Yin Street and Tseung Kwan O Waterfront Park that facilitates fire escape (as shown on **Figures 3 and 4**). In order to provide a safe environment for all kinds of visitors, adequate fire prevention measures are equipped, such as the installation of sprinkler system, portable fire extinguishers, fire hose reel, emergency lights and exit signs. The current facilities are 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. To the best of our understanding, no non-compliance notice/warning has been received by the previous occupants.

5.7 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 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. 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 with Ancillary Shop and Services and Office at the Application Site. It has a GFA of about 1,000 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 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 and its shopping centre due to independent entrances/exits; and
- iv) The proposed development 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 just like the approved similar applications in the vicinity.