

2020 12 05
此文件在
收齊所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-12-05
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form 填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Hong Kong Mandarin Bible Church Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	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
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,458 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,458 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kennedy & Mount Davis Outline Zoning Plan S/H1/24
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	<p>vacant</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{# &} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{##}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on _____ (DD/MM/YYYY)^{##}
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)^{##}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)^{##}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途

Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置

Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制

Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	1,458 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>Religious Institution (Church)</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>		
(c) Number of storeys involved 涉及層數	3	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 1,458 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 1,458 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	School	Religious Institution (Church)
	1/F	School	Religious Institution (Church)
	2/F	School	Religious Institution (Church)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘	Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	Area of filling 填土面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米 <input type="checkbox"/> About 約	
<input type="checkbox"/> Excavation of land 挖土	Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約	
	Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)			
(b) Intended use/development 有意進行的用途／發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 寬 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction From 由 to 至

地積比率限制

Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米

總樓面面積限制

Site coverage restriction From 由% to 至

上蓋面積限制

Building height restriction From 由m 米 to 至m 米

建築物高度限制

From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)

From 由storeys 層 to 至storeys 層

Non-building area restriction From 由m to 至m

非建築用地限制

Others (please specify)

其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)	

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

..... sq.m 平方米 About 約

Proposed plot ratio 擬議地積比率

..... About 約

Proposed site coverage 擬議上蓋面積

.....% About 約

Proposed no. of blocks 擬議座數

.....

Proposed no. of storeys of each block 每座建築物的擬議層數

..... storeys 層 include 包括 storeys of basements 層地庫

exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

..... mPD 米(主水平基準上) About 約

..... m 米 About 約

<input type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積		..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目		.....
average unit size 單位平均面積		..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目		.....
<input type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> eating place 食肆		..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店		..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> office 辦公室		..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業		..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總樓面面積)	
<input type="checkbox"/> other(s) 其他		(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總樓面面積)	
<input type="checkbox"/> Open space 休憩用地		(please specify land area(s) 請註明地地面積) sq. m 平方米 <input type="checkbox"/> Not less than 不少於 sq. m 平方米 <input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> private open space 私人休憩用地			
<input type="checkbox"/> public open space 公眾休憩用地			
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)			
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]	
.....	
.....	
.....	
.....	
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途			

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase if any) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施(倘有)提供個別擬議完成的年份及月份)

March 2026

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Queen's Road West</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached supplementary planning statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



LAU FUNG YEE

Applicant 申請人 / Authorised Agent 獲授權代理人

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師 (Membership No. 260)

Others 其他

on behalf of 代表 DeSPACE (International) Limited



Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 1/12/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and 在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	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		
Site area 地盤面積	1,458	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kennedy Town & Mount Davis Outline Zoning Plan S/H1/24		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途/發展	Proposed Religious Institution (Church)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 1,458 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米
			<input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
Non-domestic 非住用		Storeys(s) 層	
		<input type="checkbox"/> (Not more than 不多於)	
		(<input type="checkbox"/> <i>Include</i> 包括 <input type="checkbox"/> <i>Exclude</i> 不包括 <input type="checkbox"/> <i>Carport</i> 停車間 <input type="checkbox"/> <i>Basement</i> 地庫 <input type="checkbox"/> <i>Refuge Floor</i> 防火層 <input type="checkbox"/> <i>Podium</i> 平台)	
Composite 綜合用途		m 米	
		<input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積		Storeys(s) 層	
			<input type="checkbox"/> (Not more than 不多於)
			(<input type="checkbox"/> <i>Include</i> 包括 <input type="checkbox"/> <i>Exclude</i> 不包括 <input type="checkbox"/> <i>Carport</i> 停車間 <input type="checkbox"/> <i>Basement</i> 地庫 <input type="checkbox"/> <i>Refuge Floor</i> 防火層 <input type="checkbox"/> <i>Podium</i> 平台)
(v) No. of units 單位數目		%	<input type="checkbox"/> About 約
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

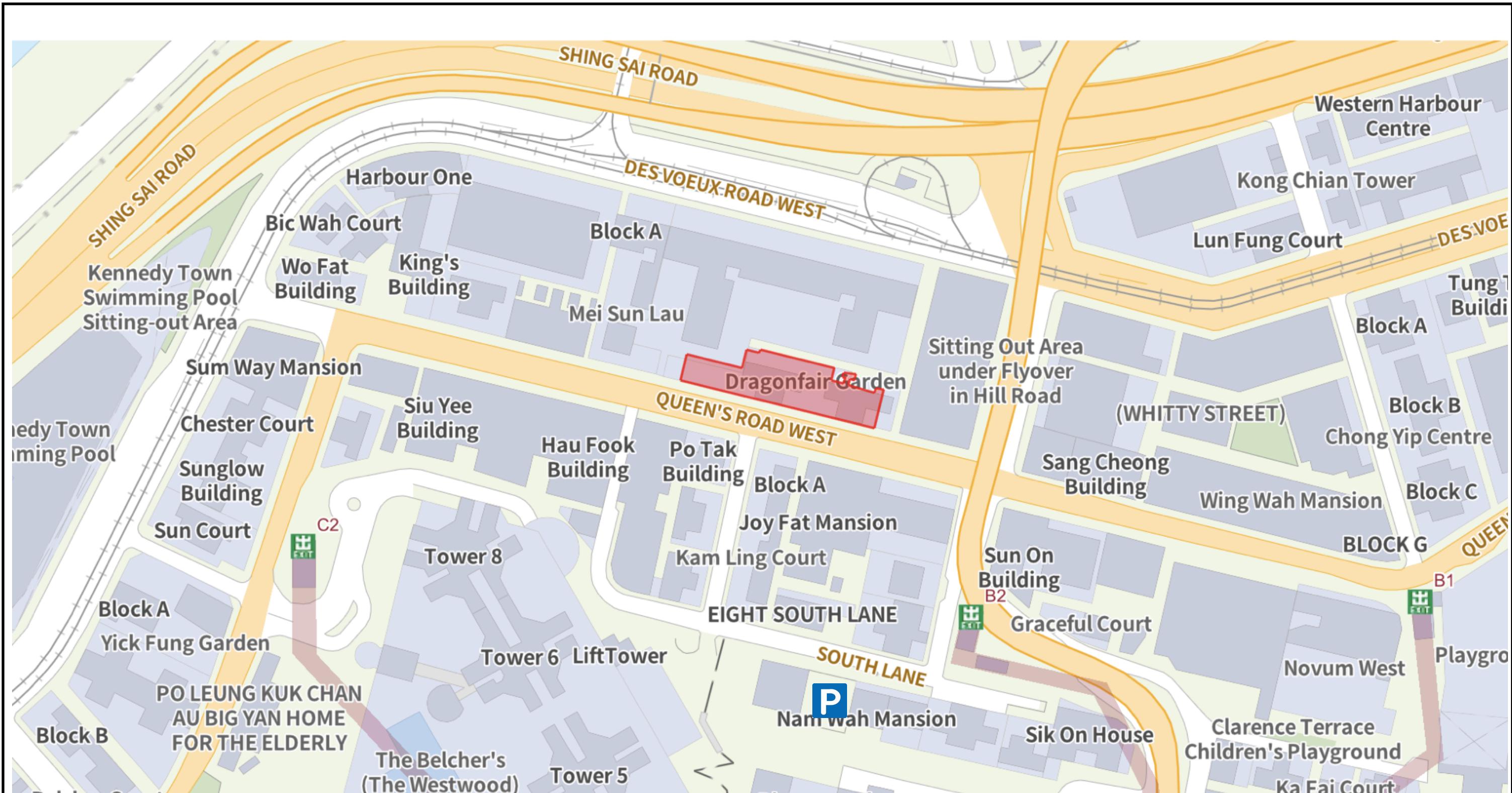
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
環境評估 (噪音、空氣及／或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Legend



Application Site



South Lane Outdoor Carpark

Figure No.

FIGURE 1

Figure Title

Location Plan

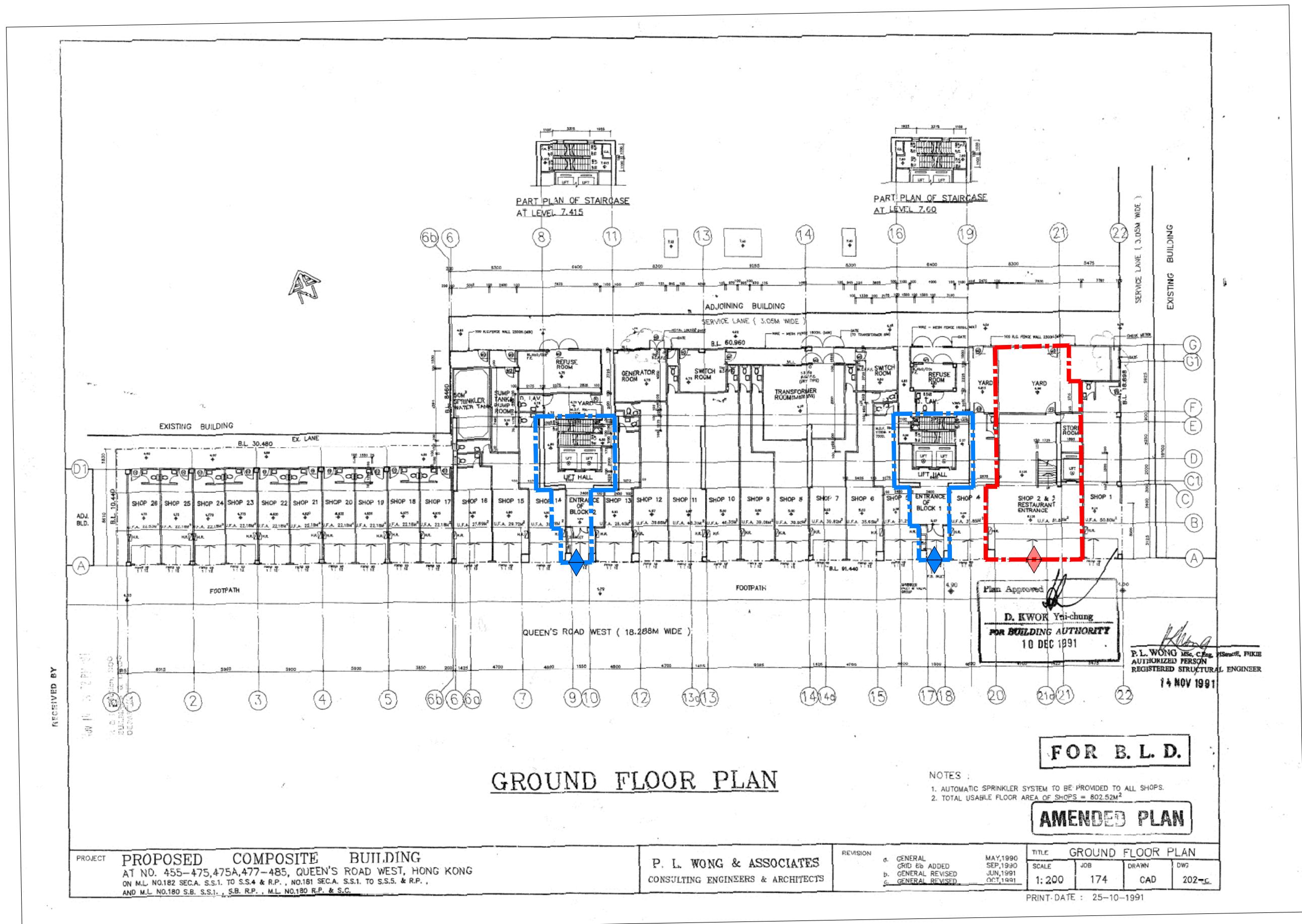
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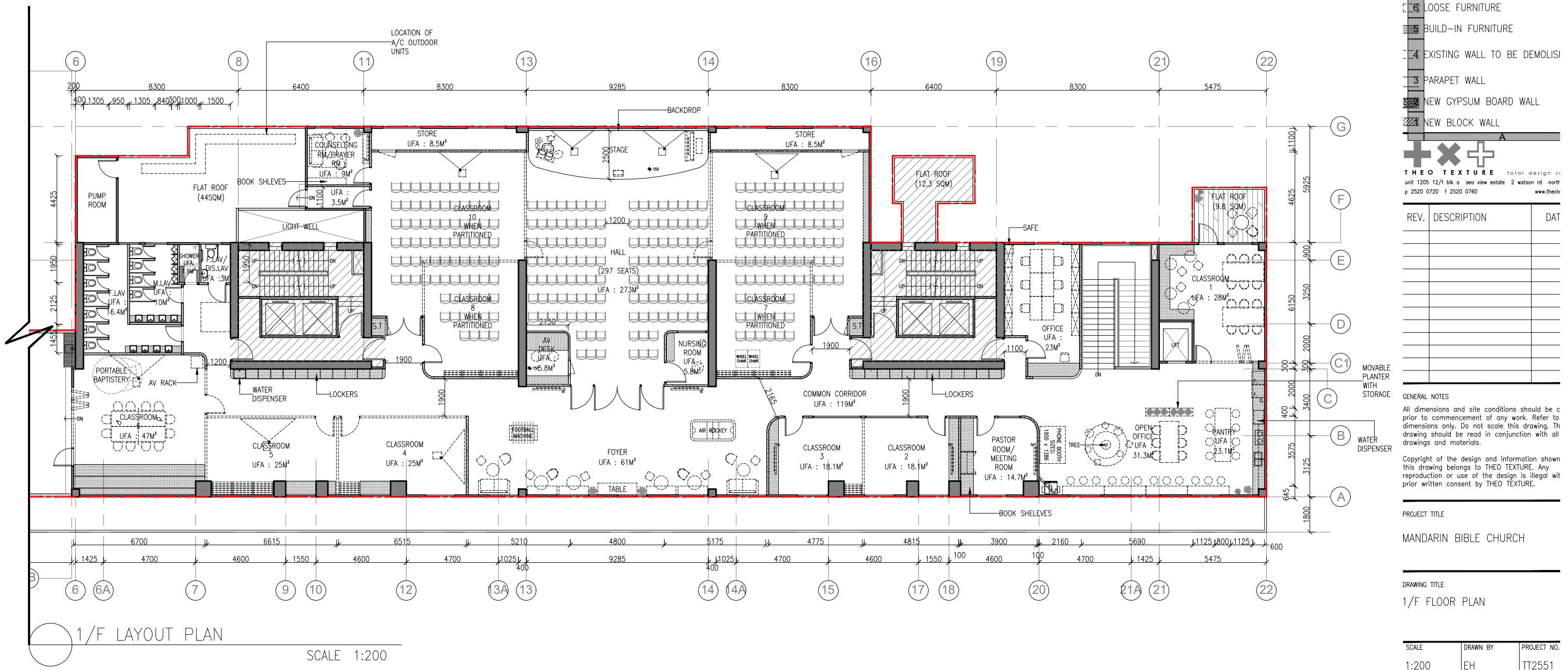
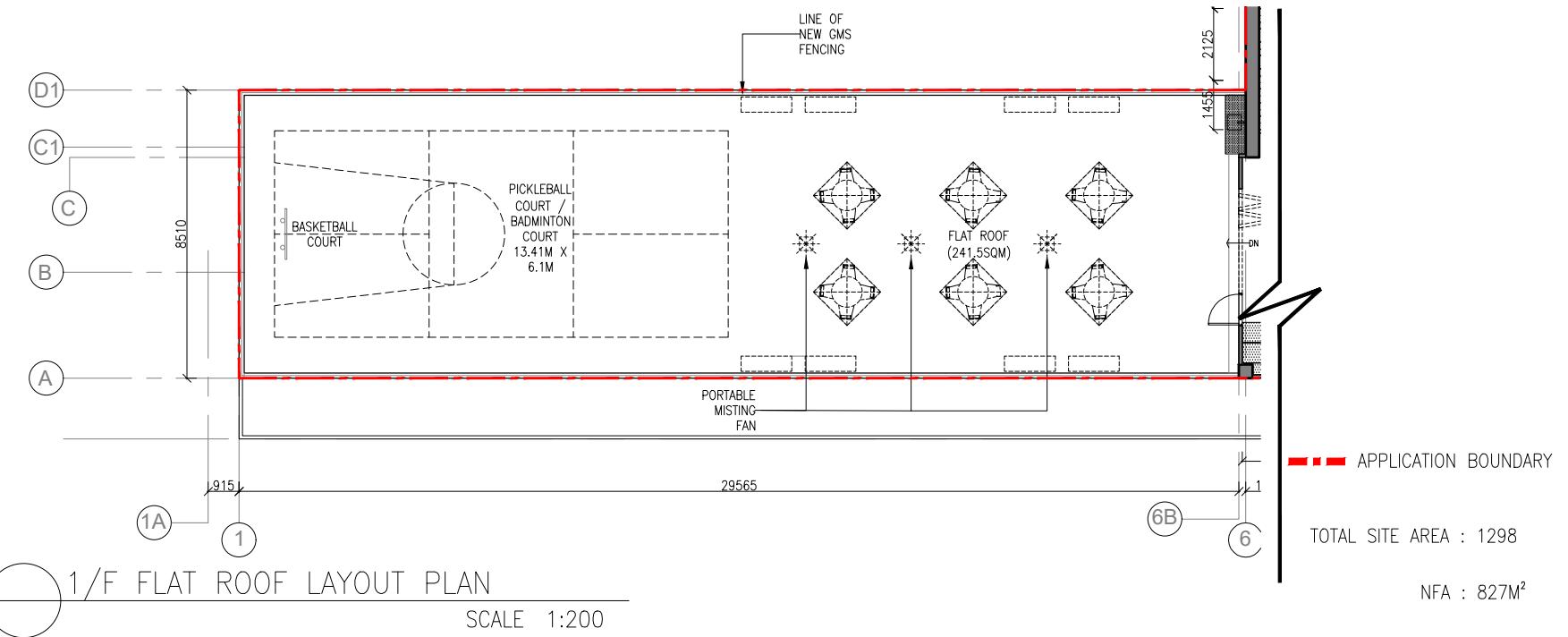
December 2025

Scale

N.T.S

Prepared by





SCALE	DRAWN BY	PROJECT NO.
1:200	EH	TT2551
DATE	CHECKED BY	DWG NO.
01.12.2025	BW	PL02D

RECEIVED BY

Nov 14 3 72 PM '31
R. & I Section 800
BUILDINGS & LANDS

SECOND FLOOR PLAN

PROJECT **PROPOSED COMPOSITE BUILDING**
AT NO. 455-475,475A,477-485, QUEEN'S ROAD WEST, HONG KONG
ON M.L. NO.182 SEC.A S.S.1. TO S.S.4 R.P., NO.181 SEC.A S.S.1. TO S.S.5. & R.P.,
AND M.L. NO.180 S.B. S.S.1. , S.B. R.P. , M.L. NO.182 R.P. & S.C.

P. L. WONG & ASSOCIATES
CONSULTING ENGINEERS & ARCHITECTS

REVISION

GENERAL	MAY,1990
GRID 6b ADDED	SEP,1990
GENERAL REVISED	JUN,1991
GENERAL REVISED	OCT,1991

TITLE SECOND FLOOR PLAN

PRINT DATE : 25-10-1991

AMENDED PLAN

LEGEND :

NOTES

1. AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED .

FOR B.I.D.

— — — APPLICATION BOUNDARY

UFA : 14.4M²

GFA : 15.4M²

LOOSE FURNITURE

BUILD-IN FURNITURE

--- EXISTING WALL TO BE DEMOLISHED

— PARAPET WALL

NEW GYPSUM BOARD WALL

 NEW BLOCK WALL

GENERAL NOTES

All dimensions and site conditions should be checked prior to commencement of any work. Refer to figure dimensions only. Do not scale this drawing. This drawing should be read in conjunction with all related drawings and materials.

Copyright of the design and information shown on this drawing belongs to THEO TEXTURE. Any reproduction or use of the design is illegal without prior written consent by THEO TEXTURE.

PROJECT TITLE

DRAWING TITLE

SCALE	DRAWN BY	PROJECT NO.
1:100	EH	TT2551
DATE	CHECKED BY	DWG NO.
09.12.2025	BW	PL03

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 schoolsThe 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)	Christian & Missionary Alliance Sun Kei Alliance Church (Shops 15 and 15A, Level 1, Bauhinia Garden Commercial Complex, 11 Tong Chun Street, Tseung Kwan O)	<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)	Assemblies of Hod Holy Light Church (1/F (Part), Ho Sun Lee Building, 9 Fung Yau Street South, Yuen Long, N.T.)	<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)	Shinnyo-En Hong Kong (2/F Commercial Podium of 2-4 Tin Hau Temple Road and 180 Tung Lo Wan Road, Tin Hau, Hong Kong)	<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.

Date: 10th December 2025**BY EMAIL**

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**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**

Supplementary Information – Application No. A/H1/105

As per PlanD's queries, the Applicant would like to clarify/ supplement on the followings:

- As requested, please find the attached revised 1/F floor plan for the site boundary update. The canopy on 1/F is non-accessible.
- Please find the attached 2/F floor plans for the location of lift machine room. Please note that the lift machine room and its adjoining flat roof/ roof garden outside site boundary are not normally accessed by the Church's users.
- The total site area is 1,458 sq.m. (See attached Replacement Pages P.2, 5 and 14 of the Application Form; P.9 of the Planning Statement.)
- The current use of the subject premises is a school. (See attached Replacement Pages P.5 of the Application Form; P.5 and 9 of the Planning Statement.)
- The doors at the lift lobbies on 1/F will be restricted to the Church staff only, while the flat roof connected to the lift lobby on 1/F will not be used by the Church's users, so that the church remains separated from the accesses to the residential portion.

Should you have any queries, please feel free to contact Mr. Jeffrey Kwok at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam





Date: 15th January 2026

Pages: 1 + Attachments

BY EMAIL

(nsmyim@pland.gov.hk)

(twslaw@pland.gov.hk)

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

**(Attn: Ms. YIM Shiu Man, Natalie (Town Plnr/ HK 12)
Ms. LAW Wing Sum, Tracy (Town Planning Grad/HK 5)**

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**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 - Submission of Further Information (1)

This is to supersede the FI submission yesterday.

References are made to the email dated 31st December 2025 and 8th January 2026 in relation to further comments from the Fire Services Department, the Food and Environmental Hygiene Department, the Buildings Department and the Transport Department.

In order to address the comments, please find the attached response-to-comment (R-to-C) table with attached updated G/F layout plan.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok OR Mr. Arthur Ma at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam



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.

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

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

Departmental Comments	Response																						
	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 477">Wah Ming Centre</td><td data-bbox="1246 446 1448 477">5 mins</td><td data-bbox="1448 446 1785 477">Approx. 10</td><td data-bbox="1785 446 2012 477">Approx. 5</td></tr> <tr> <td data-bbox="1044 477 1246 509">The Belcher's</td><td data-bbox="1246 477 1448 509">4 mins</td><td data-bbox="1448 477 1785 509">Approx. 20</td><td data-bbox="1785 477 2012 509">Approx. 10</td></tr> <tr> <td data-bbox="1044 509 1246 541">Novum West</td><td data-bbox="1246 509 1448 541">3 mins</td><td data-bbox="1448 509 1785 541">Approx. 2-3</td><td data-bbox="1785 509 2012 541"></td></tr> <tr> <td data-bbox="1044 541 1246 573">Hong Kong Plaza</td><td data-bbox="1246 541 1448 573">3 mins</td><td data-bbox="1448 541 1785 573">Approx. 10</td><td data-bbox="1785 541 2012 573"></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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Novum West	3 mins	Approx. 2-3																					
Hong Kong Plaza	3 mins	Approx. 10																					
<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 1179 1108" rowspan="2">Location</th><th data-bbox="1179 1044 1313 1108" rowspan="2">Clear Width</th><th colspan="2" data-bbox="1313 1044 1673 1124">Pedestrian Flow (ped/15 mins)</th><th colspan="2" data-bbox="1673 1044 2012 1124">Pedestrian Flow Rate (ped/min/m)</th></tr> <tr> <th data-bbox="1313 1124 1448 1156">AM Peak</th><th data-bbox="1448 1124 1583 1156">PM Peak</th><th data-bbox="1673 1124 1808 1156">AM Peak</th><th data-bbox="1808 1124 1942 1156">PM Peak</th></tr> </thead> <tbody> <tr> <td data-bbox="1044 1156 1179 1251">Internal Staircase</td><td data-bbox="1179 1156 1313 1251">1.7m</td><td data-bbox="1313 1156 1448 1251">100</td><td data-bbox="1448 1156 1583 1251">100</td><td data-bbox="1673 1156 1808 1251">3.9</td><td data-bbox="1808 1156 1942 1251">3.9</td></tr> <tr> <td data-bbox="1044 1251 1179 1303">Main Entrance</td><td data-bbox="1179 1251 1313 1303">2m</td><td data-bbox="1313 1251 1448 1303">100</td><td data-bbox="1448 1251 1583 1303">100</td><td data-bbox="1673 1251 1808 1303">3.3</td><td data-bbox="1808 1251 1942 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
Location	Clear Width			Pedestrian Flow (ped/15 mins)		Pedestrian Flow Rate (ped/min/m)																	
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Main Entrance	2m	100	100	3.3	3.3																		

Departmental Comments	Response
	<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>

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

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

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者:

[REDACTED]
2025年12月21日星期日 5:12

寄件日期:

收件者:

tpbpd/PLAND

主旨:

A/H1/105 Hong Kong Mandarin Bible Church 455-485 Queen's Road West

類別:

Internet Email

A/H1/105 Hong Kong Mandarin Bible Church

Shops 2 and 3 on G/F, 1/F and 2/F (Portion), Dragonfair Garden, 455-485 Queen's Road West, Hong Kong

Site area: 1,458sq.m

Zoning: "Res (Group A)"

Applied use: Religious Institution (Church)

Dear TPB Members,

Strong Objections. The proposed capacity is 350. Parishioners congregate for services at specific times. As usual the operator states there will be little impact on traffic, but, as anyone living close to such establishments knows, they incur a significant amount of drop off and pick up. This would interfere with the significant pedestrian traffic and commuters waiting for buses. The location is some distance from the MTR.

According to the applicant "The residents/tenants of Dragonfair Garden, among others, would most directly benefit from it." Really? Certainly not the folk I know who live there.

On the contrary, having conservative religious bodies with a say in the management of the building can introduce a degree of intolerance to the focus.

Religious institutions should be accommodated in GIC zoned premises.

Members should note that the premises are currently being used for an unapproved use

"The Application Site is currently used as a school". This is a Col 2 use but there is no approval listed on OZP website.

<https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-cw.html>

ISLAND WALDORF SCHOOL

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SHOPS 2 ON G/F. AND WHOLE FLOOR OF 1/F. DRAGONFAIR GARDEN NOS. 455-485
QUEEN'S ROAD WEST HONG KONG

School No./Location ID: 608319 / 0002

Yet another in a long list of examples of the Education Bureau registering schools that are not in compliance with regulations.

Has any enforcement action been taken?

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月02日星期五 23:23
收件者: tpbpd/PLAND
主旨: Comment on Application No. A/H1/105
類別: Internet Email

I am resident of Dragonfair Garden. There are many churches nearby such as 香港浸信教會好鄰舍福音堂, 橋下福音堂, 循道衛理聯合教會救主堂, 西區福音堂. I don't agree that there is a need to have more church near Dragonfair Garden.

Thank you for your attention to my opinion.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (BD) that :
 - (i) the proposal should be in all aspects complied with the Buildings Ordinance (BO);
 - (ii) 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;
 - (iii) adequate loading capacity should follow the Schedule of Building (Construction) Regulation;
 - (iv) barrier free access and facilities should be provided in accordance with B(P)R 72 and the Design Manual: Barrier Free Access 2008; and
 - (v) detailed comments under the BO will be provided upon formal building plan submission to BD.
- (b) to note the comments of the Director of Fire Services that :
 - (i) detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans; and
 - (ii) 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.