

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H1/105

<u>Applicant</u>	: Hong Kong Mandarin Bible Church Limited represented by DeSPACE (International) Limited
<u>Premises</u>	: Shops 2 and 3 on G/F, 1/F and 2/F (Portion), Dragonfair Garden, 455-485 Queen's Road West, Hong Kong
<u>Total Floor Area</u>	: About 1,458m ²
<u>Lease</u>	: Marine Lot (M.L.) Nos. 180 S.B ss.1, 180 S.B RP, 180 S.C, 180 RP, 181 S.A ss.1 RP, 181 S.A ss.2 RP, 181 S.A ss.3 RP, 181 S.A ss.4 RP, 181 S.A ss.5 RP, 181 S.A RP, 182 S.A ss.1 S.A, 182 S.A ss.2 S.A, 182 S.A ss.3 S.A, 182 S.A ss.4 S.A and 182 S.A RP - virtually unrestricted except the offensive trades clause
<u>Plan</u>	: Approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/24
<u>Zoning</u>	: “Residential (Group A)” (“R(A)”) - restricted to a maximum building height (BH) of 100 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater
<u>Application</u>	: Proposed Religious Institution (Church) with Permitted Shop and Services

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed religious institution (church) at the application premises (the Premises) (**Plan A-1**). According to the Notes of the OZP for the “R(A)” zone, ‘Religious Institution’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board).
- 1.2 The Premises, with a total floor area of about 1,458m², occupies Shops 2 and 3 on the G/F, the entire 1/F, and a portion of 2/F (lift machine room only, not accessible to the church’s users) within the non-domestic podium of a 31-storey composite commercial/residential development (namely Dragonfair Garden). The Premises

is currently used as a school ¹.

- 1.3 A number of ancillary facilities are proposed inside the proposed church. According to the applicant, the G/F will accommodate a small bookstore ², a pantry, a lavatory, and an open-air backyard ³, while the 1/F will be used as an assembly hall (maximum 350 people) for group meeting and worship, together with other ancillary facilities such as offices, classrooms, a pastor/meeting room, a counselling/prayer room, lavatories, a pantry, storage rooms and a flat roof for recreational facilities/sitting out areas. The proposed church will be open between 9a.m. and 9p.m. from Tuesdays to Sundays. Worship services will be held on Sundays from 10:45a.m. to 12:15p.m., with a maximum of 350 participants at a time. On the remaining operating days, the church will be used for administrative duties, fellowship activities, community workshops, etc., with a maximum of 150 participants at a time. The proposed floor plans of the Premises submitted by the applicant are at **Drawings A-2 to A-4**.
- 1.4 The G/F of the Premises is accessible from Queen's Road West via an exclusive entrance that is separated from the two entrances for the residential floors of Blocks 1 and 2 above the podium (**Plans A-3 to A-4** and **Drawing A-1**). The G/F and 1/F of the Premises are connected through an internal staircase and lift (**Drawings A-2** and **A-3**). The lift machine room and the adjoining flat roof/roof garden on the 2/F (portion) are not accessible to the church's users.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 5.12.2025 with replacement (**Appendix I**)
pages and plans received on 10.12.2025
 - (b) Supplementary Planning Statement (SPS) received on (**Appendix Ia**)
5.12.2025 with replacement pages received on 10.12.2025
 - (c) Supplementary Information (SI) received on 10.12.2025 (**Appendix Ib**)
 - (d) Further Information (FI) received on 15.1.2026[#] (**Appendix Ic**)
[#] *exempted from publication and recounting requirements*

¹ According to the registered school lists published by the Education Bureau, the school currently on the G/F and 1/F of the Premises (namely Island Waldorf School) is a registered private primary and secondary school. Relocation plan of the said school to another premises nearby is underway.

² The applicant regards the small bookstore selling church materials, books and souvenirs on the G/F of the Premises as a 'Shop and Services' use which is always permitted on the lowest three floors of a building, including the basement, within the "R(A)" zone.

³ The open-air backyard comprising a sitting-out area and a BBQ grill will be used by church's users only and not for public use. Hence, the applicant does not intend to obtain restaurant licence from Food and Environmental Hygiene Department (**Appendix Ic**).

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application detailed in the SPS, SI and FI at **Appendices Ia to Ic** are summarised as follows:

- (a) the proposed use will be compatible with other existing community-oriented uses within the non-residential portion of Dragonfair Garden, including dental clinics, grocery stores, restaurants and a bank. The proposed church use will further support the local community;
- (b) the proposed church will be separated from the residential portion of Dragonfair Garden by an exclusive entrance, staircase and lift. The doors, staircases and lifts connecting to the residential portions will be restricted to use by church staff only. It is considered that the proposed use would unlikely cause nuisance or interface issues with residents;
- (c) the size, layout and location of the Premises are suitable for the applicant's expansion of the religious institution's services, so as to provide social welfare services and promote Christianity not only to the applicant's members but also to the local community, the under-privileged and the nearby school;
- (d) as the Premises is situated in close proximity to the Mass Transit Railway (MTR) HKU Station, the majority of visitors are expected to travel to the proposed church by public transport or on foot. The applicant will remind visitors to use public transport by displaying a notice within the Premises and publicising clear guidance of the pedestrian routes from various public transport on promotional flyers and online videos on church's website. The applicant will also ensure that no queue forms on public road. The existing public car parks nearby (i.e. The Belcher's, Hong Kong Plaza, Wah Ming Centre and Novum West) could accommodate the needs of a small number of visitors travelling by private vehicles. The proposed use would not have any significant traffic impact on the surroundings;
- (e) the proposed use would unlikely pose adverse fire safety impacts by enforcing fire safety standards within the Premises at the building plans submission stage to mitigate potential hazards, by providing direct access to Queen's Road West for fire escape, and by upgrading the facilities to meet the latest regulations and codes of practices, as well as by providing access for the disabled in accordance with the Fire Services Department's advice; and
- (f) the proposed use would unlikely cause adverse noise impact or significant nuisance to the residents of the building, as most activities will be passive in nature and confined to the Premises, and most will be conducted on Saturdays and Sundays. Members are able to show self-discipline and self-supervision in their actions to avoid confrontation and to control noise emissions to the neighborhood. Active prevention measures, such as administrative controls by staff, will be implemented when necessary. To accommodate the pedestrian flow at peak hours, adequate waiting space for the lift (about 46m²) and adequate widths of staircase (about 1.7m) and main entrance (about 2m) would be provided on the G/F within the Premises (**Drawing A-2**). No frequent loading/unloading activity is

anticipated during construction and operational hours.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Premises. Detailed information will be deposited at the meeting for Members’ inspection.

4. Previous Application

The Premises is not the subject of any previous planning application.

5. Similar Application

There is no similar application for proposed religious institution in the Kennedy Town & Mount Davis area.

6. The Premises and Its Surrounding Areas (Plans A-1 to A-2 and photos on Plans A-3 to A-8)

6.1 The location and current conditions of the Premises are detailed in paragraphs 1.2 and 1.4 above. The major floor uses of the subject building are summarised below:

<u>Floors</u>	<u>Current Uses</u>
G/F	Shops and services (including bank and pawn shop), eating place, clinics, school (the Premises), some vacant shops
1/F	School (the Premises)
2/F	Lift machine room (the Premises) and podium garden
3/F-30/F	Residential flats

6.2 The surrounding areas have the following characteristics:

- (a) mainly residential in character with some commercial uses including retail shops, banks, and restaurants on the lower floors of the residential buildings along Queen’s Road West, Woo Hop Street and Hill Road, and a hotel (i.e. Hotel Jen Hong Kong) on the opposite side of Queen’s Road West;
- (b) further to the southeast and south on the hillslope are a local open space (i.e. Hill Road Garden), high-rise residential towers (i.e. The Belcher’s), and a school (i.e. S.K.H. St Peter’s Primary School);
- (c) to the immediate north and east are residential buildings (i.e. Kwan Yick Building, Mei Sun Lau and Yip Cheong Building). Further north are the Des Voeux Road West, the elevated expressways of Route 4, and the

Western District Public Cargo Working Area; and

- (d) the area is well-served by public transport, including MTR, franchised buses, green minibuses and trams. MTR HKU Station and its exits are located about 100m to the southeast.

7. Planning Intention

The “R(A)” zone is intended primarily for high-density residential developments. 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.

8. Comments from the Relevant Government Bureaux/Departments

- 8.1 The following government bureaux/departments (B/Ds) have been consulted and their views on the application are summarised as follows:

Policy Aspect

- 8.1.1 Comments of the Secretary for Home and Youth Affairs (SHYA):

- (a) the applicant was established to promote Christianity with its three branches in Hong Kong offering adult Sunday school, children’s worship, and youth worship services regularly. In view of the above, we are satisfied that the applicant is a bona fide religious organisation. Having checked the official website of the Inland Revenue Department, it is noted that the applicant is a charitable organisation registered under section 88 of the Inland Revenue Ordinance (Cap. 112); and
- (b) according to the application materials, the proposed church will be used as an assembly hall for worshipping and other ancillary facilities including function rooms, lavatories, a pantry and storage rooms for administrative duties and fellowship activities. As the proposed facilities appear to be religious-related, we should have no objection to the application.

Land Administration

- 8.1.2 Comments of the District Lands Officer/Hong Kong West and South, Lands Department:

- (a) no objection to the proposed church from land administration point of view; and
- (b) the Premises falls within M.L. Nos. 180 S.B ss.1, 180 S.B RP, 180 S.C, 180 RP, 181 S.A ss.1 RP, 181 S.A ss.2 RP, 181 S.A ss.3 RP, 181 S.A ss.4 RP, 181 S.A ss.5 RP, 181 S.A RP, 182 S.A ss.1 S.A, 182 S.A ss.2 S.A, 182 S.A ss.3 S.A, 182 S.A ss.4 S.A and 182 S.A RP. The Government leases governing M.L. Nos. 180, 181 and 182 are virtually unrestricted except the offensive

trades clause. An offensive trade licence was issued for the lots on 8.2.1991 permitting the trade or business of a sugar-baker, oilman, butcher, victualler or tavern-keeper.

Building Matters

8.1.3 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD):

- (a) no objection to the application;
- (b) advisory clauses are detailed at **Appendix III**.

Fire Safety

8.1.4 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- (b) advisory clauses are detailed at **Appendix III**.

Traffic

8.1.5 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application from traffic engineering viewpoint having considered that the applicant will implement the following measures:
 - (i) encourage visitors to use public transport instead of private cars by notice/reminder/guidance; and
 - (ii) implement appropriate measures to prevent overflow of visitors onto public footpath of Queen's Road West where necessary, including staggered arrival and departure arrangements.

8.2 The following government B/Ds have no adverse comment on/no objection to the application:

- (a) Secretary of Development;
- (b) Director of Environmental Protection (DEP);
- (c) Director of Food and Environmental Hygiene;
- (d) Commissioner of Police;
- (e) Chief Highway Engineer/Hong Kong, Highways Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (h) Director of Electrical and Mechanical Services; and
- (i) District Officer/Central & Western, Home Affairs Department.

9. Public Comments Received During Statutory Publication Period

During the statutory publication period, two opposing comments were received from a resident of Dragonfair Garden and an individual (**Appendix II**). The objections are mainly made on the grounds that there are already many churches nearby (namely Hong Kong Baptist Church Good Neighbour Chapel, “橋下福音堂”, Church of the Saviour (Methodist) and Western District Evangelical Church) and there is no need for more churches near Dragonfair Garden; the proposed church which is located at a distance from the MTR Station would incur significant drop-off and pick-up traffic and interfere with pedestrian flow and commuters waiting for buses; the residents/tenants of Dragonfair Garden might not directly be benefitted from the proposed use; religious institutions should be accommodated in the “G/IC” zone; and the school currently within the Premises is a Column 2 use not covered by planning approval.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed religious institution (church) at the Premises within the non-domestic podium of a composite commercial/residential building (Dragonfair Garden) that falls within the “R(A)” zone on the OZP. While the “R(A)” zone is intended primarily for high-density residential developments, 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. The proposed church mainly occupies Shops 2 and 3 on the G/F and the entire 1/F of the non-domestic podium, and the two floors are interconnected by an internal staircase and lift. The Premises is provided with a direct access to Queen’s Road West through an exclusive entrance (**Plans A-3 to A-4 and Drawing A-1**). As the residential floors above are served by separate entrances, staircases and lifts, it is envisaged that the proposed church will not cause nuisance or inconvenience to the residents/tenants/users of the same building. The applicant also assures that the lift machine room on the 2/F will not be accessible to the church’s users. Moreover, the proposed church is considered not incompatible with other uses on the G/F of the same non-domestic podium and the surrounding areas, which are predominantly residential intermixed with commercial uses. SHYA has no objection to the application in view that the applicant is a bona fide religious organisation and the facilities proposed at the Premises are religious-related.
- 10.2 The Premises is well-served by various modes of public transport including MTR, buses, green minibuses and trams. While no parking space and loading/unloading bay is available at the subject building, there are car parking provisions including public vehicle parks (i.e. The Belcher’s, Hong Kong Plaza, Wah Ming Centre and Novum West) and some on-street parking spaces at Yat Fu Lane nearby (**Plan A-2**). C for T has no in-principle objection to the application and notes that the applicant will encourage the visitors that public transport should be taken and will implement appropriate measures to prevent overflow of visitors onto public footpath of Queen’s Road West where necessary.
- 10.3 Other relevant government B/Ds consulted, including DEP and CBS/HKW of BD, have no objection to or no adverse comments on the application. D of FS has no comment on the application and requests provision of fire service installations and

water supplies for firefighting to his satisfaction. In this regard, an approval condition is proposed in paragraph 11.2. Adverse building safety, fire safety, traffic and environmental impacts are not anticipated.

- 10.4 Regarding the public comments received during the publication period, according to the Notes of the “R(A)” zone, ‘School’ is always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Hence, school use at the Premises is always permitted under the provisions of the OZP. Regarding concerns relating to traffic, pedestrian flow, and interface issues, the applicant’s justifications, departmental comments and planning assessments above are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 23.1.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval condition and advisory clauses are suggested for Members’ reference:

Approval Condition

The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix III**.

- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 5.12.2025 with Replacement Pages and Plans received on 10.12.2025
Appendix Ia	SPS received on 5.12.2025 with Replacement Pages received on 10.12.2025
Appendix Ib	SI received on 10.12.2025
Appendix Ic	FI received on 15.1.2026
Appendix II	Public Comments
Appendix III	Recommended Advisory Clauses
Drawing A-1	Entrance Arrangement Plan
Drawings A-2 to A-4	Floor Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 to A-8	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**