

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

2021年 7月 27日

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"
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; and
位於鄉郊地區土地上及/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
位於鄉郊地區的臨時用途或發展的許可續期

此文件在收到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 27 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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.info.gov.hk/tpb/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.info.gov.hk/tpb/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	A/TKO/124
	Date Received 收到日期	27 JUL 2021

- 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。
- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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。
- 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)

Christian & Missionary Alliance Good Soil Church

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)

Masterplan 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)	Units B01, B02, B03, B05, B06, G02, G05, G05A and G13, in B/F and G/F, Commercial Accommodation of Capri, No.33 Tong Yin Street, Tseung Kwan O, Lot No. TKOTL 125
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,185.1sq.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)	NILsq.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 Tseung Kwan O Outline Zoning Plan No. S/TKO/28
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)6" ["R(A)6"]
(f) Current use(s) 現時用途	Partly church use (occupied by Christian & Missionary Alliance Good Soil Church), commercial use and vacant. (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)

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 at12/07/2021..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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)
1	Lot number: Tsuen Kwan O Town Lot No.125 Address: Commercial Accommodation, Capri, No.33 Tong Yin Street, Tseung Kwan O, New Territories	11/05/2021

(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. 如上述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	3,185.1 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Religious Institution (Church) (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)		
(c) Number of storeys involved 涉及層數	2	Number of units involved 涉及單位數目	9
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 NIL sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 3,185.1 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 3,185.1 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
	Basement 1 Level	Partly Religious Institution (Church) and commercial	Religious Institution (Church)
	Ground Floor	Partly Religious Institution (Church) and commercial	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	

(ii) For Type (ii) application 供第(ii)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 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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 闊 x 高)									
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 闊 x 高)											

(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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至 m
- ☐ 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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ 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面面積／總
樓面面積)

☐ 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面面積／總
樓面面積)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(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)

The proposed development (Religious Institution (Church) use) is anticipated to be completed by June 2022.

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) Tong Yin Street <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" 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) Private Car Parking Spaces 私家車車位 29 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) _____ _____
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?	Yes 是 No 否	<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) 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ <input checked="" type="checkbox"/>

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，請另頁表示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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (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) (請用地盤平面圖顯示有關土地/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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the accompanying Planning Statement for details.</p>																																						

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 see the accompanying 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 an application to the Board 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.
本人現准許委員會的MASTERPLAN LIMITED 將所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


I.T. Brownlee
Authorized Signature(s)

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Managing Director
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ 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

Others 其他

on behalf of
代表

Masterplan Limited

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

Date 日期

28/05/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

1. 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：

(a) 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

(b) 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。

2. 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。

3. 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.
在該靈灰安置所內，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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Units B01, B02, B03, B05, B06, G02, G05, G05A and G13, in B/F and G/F, Commercial Accommodation of Capri, No.33 Tong Yin Street, Tseung Kwan O, Lot No. TKOTL 125		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 NIL sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28		
Zoning 地帶	"Residential (Group A)6" ["R(A)6"]		
Applied use/ development 申請用途/發展	Religious Institution (Church)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,185.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	NA % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	9		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	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	29
	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) _____ _____	29
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0
	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		
	Chinese 中文	English 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 type="checkbox"/>
<hr/>		
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) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
<hr/>		

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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MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

Date: 16 June, 2021

By Hand

Dear Sirs,

Section 16 Planning Application

Proposed Religious Institution (Church) at the Basement 1 and Ground Floor Levels of the Commercial Accommodation of Capri, No. 33 Tong Yin Street, Tseung Kwan O, Lot No. TKOTL 125

We are authorized by the Applicant, namely "Christian and Missionary Alliance Good Soil Church", to lodge a Section 16 planning application to the Town Planning Board.

The application is for a proposed Religious Institution (Church) use at the basement 1 and ground floor levels of Capri in Tseung Kwan O. The planning assessment and justifications are provided in the accompanying planning statement.

I enclose the following in support of the application:

- 5 signed original copies of the application form;
- 8 hardcopies and 1 softcopy of the planning statement, including drawings and supporting technical assessment in the appendices;
- Authorization letter from the Applicant;
- Consent obtained from the "current land owner";
- Particulars of the Applicant and authorized agent; and
- Checklist of documents.

2021年 7月 27日

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

此文件在 _____ 收到。城市規劃委員會
只會在收到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 27 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Encl.

c.c. Good Soil Church (Client) and Consultants (By Email)

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

Date: 22 July 2021

By Email and Hand

Dear Sirs,

Section 16 Planning Application

**Proposed Religious Institution (Church) at the Basement and Ground Floor
Commercial Accommodation of Capri, No.33 Tong Yin Street, Tseung Kwan O,
Lot No. TKOTL 125**

I refer to the subject application which was submitted to the Town Planning Board on the 16th of June, 2021.

On behalf of the Applicants, we would like to clarify that the total gross floor area involved in the application is about 3,185.1 m². We would therefore like to submit a total of 7 replacement pages of the Application Form and the Planning Statement (including Appendix 4 Traffic Assessment). These are attached.

Should you have any questions, please feel free to contact us at 2418 2880.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

2021年 7月 27日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
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c.c. Client and Consultants (By Email)

Executive Summary

行政摘要 (以英文版本為準)

- S.1 This Section 16 planning application seeks approval from the Town Planning Board (TPB) for a proposed religious institution (church) use at the basement 1 and ground floor commercial accommodation of Capri, No.33 Tong Yin Street in Tseung Kwan O. The Application Site is within Areas (a) and (b) of the "Residential (Group A)6" zone on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27. The proposed religious institution (church) is a compatible use that falls under Column 2, which requires planning permission from the TPB.

本第十六條申請旨在尋求城市規劃委員會核准位於將軍澳唐賢街 33 號商住大廈 CAPRI 地下及地庫的擬議宗教機構（教堂）的申請。申請地點位於擬議將軍澳分區計劃大綱圖 S/TKO/27 上的「住宅(甲類)6」(a) 區及 (b) 區地帶。擬議的宗教機構（教堂）用途屬《註釋》的「第二欄」用途，須取得城規會的規劃許可。

- S.2 The Applicant, Christian & Missionary Alliance Good Soil Church, currently operates church functions within parts of the Application Site, and the proposed church use seeks to enable the expansion of its existing operations to the other parts. The Application Site has a Gross Floor Area (GFA) of about 3,185.1 m², and is made up of the commercial units of the existing operation and the proposed extension of the church (about 2,363.3 m² GFA), as well as the common circulation spaces (about 821.8 m² GFA).

申請人—基督教宣道會宣嶺堂，目前在申請地點進行宗教活動；擬議教堂用途申請旨在將目前的宗教用途擴展至毗鄰地方。申請地點的總樓面面積大約是 3,185.1 平方米，部份正進行商業用途，部份則擬議用作教堂用途（約佔總樓面面積 2,363.3 平方米），及公用通道（約佔總樓面面積 821.8 平方米）。

- S.3 The proposed extension will meet existing and long-term community needs for a Christian church in the area, particularly given the growing population in Tseung Kwan O and the current deficit of churches in the local area. The proposal will increase the capacity of the church to accommodate a total of 700 people at any given period (from its existing operation that accommodates 250 people). Ultimately, the Applicant seeks to extend its existing church operations to adequately serve the local community.

擬議的擴展符合公眾對區內基督教教堂現有及長遠的社區需要，尤其是區內人口增長迅速，但區內缺乏教堂設施。擬議的計劃有助提高教堂使用量至 700 人，與目前的 250 人相比，可說是大提升。申請人希望通過擴展申請，令服務能拓展至惠及整個社區。

- S.4 The proposed church use is compatible with the other existing uses at the commercial accommodation of Capri, as well as the surrounding developments and uses. The

Table 1: The GFA breakdown of the Application Site

Application Site (Existing Operation)		Uses	Remarks
G02	41.7 m ²	Office	B01 and G02 form a duplex unit with internal staircase access near the rear portion of CCA
B01	408.6 m ²	Church hall	
G05A	4.1 m ²	Access stairway only	Provided access to B02
B02	391.7 m ²	Adjunct uses	B02 and G05 (proposed extension) form a duplex unit
Circulation (common) space between units	114.7 m ²	Circulation	-
Existing Operation Sub-total:	960.8 m ²	-	-
Application Site (Proposed Extension)		Uses	Remarks
G05	38.7 m ²	Adjunct uses	B02 and G05 form a duplex unit and incorporate G05A as internal access for better vertical access and to increase vertical access near the front end of the CCA
B03	1,077.0 m ²	New main church hall	-
G13	52.1 m ²	Office	B05 and G13 form a duplex unit
B05	278.8 m ²	Adjunct uses	
B06	70.7 m ²	Office	-
Circulation (common) space between units	707.1 m ²	Circulation	-
Proposed Extension Sub-total:	2,224.3 m ²	-	-
Total Proposed GFA:	3,185.1 m ²	-	-

2.0 THE EXISTING SITUATION

Site Location

- 2.1 **Capri** fronts onto Tong Yin Street to the north and west, the **Alto Residences** to the east. To the south is the Tseung Kwan O Waterfront Park. The Proposed Church is mainly located in the basement to the eastern side of **Capri** and access to the Proposed Church is via unit nos. G02, G05, G05A and G13.

Information of the existing Church

- 2.2 At present, the Church uses unit nos. G02, G05A, B01 and B02 which has a total Gross Floor Area ("GFA") of 960.797m². Prior to the introduction of COVID-19 pandemic social distancing measures, the main Sunday Service of the Church had around 175 attendees. Since its establishment in Tseung Kwan O, the Church has been reaching out to residents living in the immediate neighbourhood, say, within 1 kilometer from **Capri**. Hence, some 80% of the church attendees live nearby. Figure 2.1 shows the walking distance from the housing estates located in the immediate neighbourhood from **Capri**.

Pedestrian Facilities

- 2.3 **Capri** is well-connected with footpaths and cycle tracks. To the immediate south is the Tseung Kwan O Waterfront Park, which has good pedestrian and cycle track connections to the other parts of Tseung Kwan O. Tong Yin Street has wide footpaths and cycle track.

Public Transport Facilities

- 2.4 Numerous franchised bus and minibus routes operate within 800m from the Application Site. In addition, the Application Site is located 600m or 8 minutes' walk from the Tiu Keng Leng MTR Station, and 800m or 11 minutes' walk from the Tseung Kwan O MTR Station.
- 2.5 Details of the franchised bus and green minibus routes with stops located in the vicinity of **Capri** are presented in Table 2.1, and the locations of the public transport services are illustrated in Figure 2.2.

TABLE 2.1 PUBLIC TRANSPORT SERVICES OPERATING CLOSE TO THE APPLICATION SITE

Route No.	Routing	Frequency (min)	
		Weekday	Weekend
CTB A29P	Airport → Tseung Kwan O	60	
CTB E22A	Tseung Kwan O → Asia World Expo	30	
CTB E22A	Asia World Expo → Tseung Kwan O	25 – 30	
CTB E22C	Tiu Keng Leng → Aircraft Maintenance Area	6:08am, 6:18am, 6:25am	6:18am, 6:25am
CTB E22C	Aircraft Maintenance Area → Tiu Keng Leng	5:05am, 6:05am, 8:05am	5:05am, 6:05am

- 3.4 It is noted that generally attendees arrive up to 15 minutes prior to the start of an activity but at the end of an activity, attendees take longer to leave, say, within 15 to 45 minutes.

Development Parameters

- 3.5 The Proposed Church will provide a total of 525 seats in the main hall where the Sunday services are held. Up to 175 seats will be provided in the study and activity rooms, where the Sunday Bible Studies are held. A comparison of the floor space currently used and in future by the Proposed Church is presented in Table 3.3.

TABLE 3.3 COMPARISON OF FLOOR SPACE

Item	Usable Floor Area	Gross Floor Area
<u>Existing Church Operation</u> G02, G05A, B01 and B02	718.718m ²	960.797m ²
<u>Proposed Church</u> G02, G05, G05A, G13, B01, B02, B03, B05 and B06	2,051.517m ²	3,185.067m ²
Change=	+1,332.799m ²	+231%

- 3.6 The Proposed Church will occupy 2,051.517m² (usable floor area) which is equivalent to 38.13% of the total shop spaces in *Capri* of 5,380.865m². A total of 77 car parking spaces are provided for the shops in *Capri* and number of car parking spaces allotted to 38.13% of the shop space to be occupied by the Proposed Church is 29 spaces.
- 3.7 Based on 2,051.517m² (UFA) for shops, the total occupancy is estimated to be about 700 persons, which is similar to anticipated number of attendees in the Proposed Church..

HKPSG Recommendation of Internal Transport Facilities for the Proposed Church

- 3.8 The recommended internal transport facilities by the Hong Kong Planning Standard and Guidelines ("HKPSG") and the provision of the Proposed Church are compared and presented in Table 3.4.

TABLE 3.4 COMPARISON OF INTERNAL TRANSPORT FACILITIES FOR THE PROPOSED CHURCH

Item	HKPSG Recommendations	Proposed Church
Car Parking Space	<u>Church (525 seats in the main hall & 175 in study rooms):</u> 0 to 1 per 16 seats Minimum = $700 / 16 \times 0 = 0$ Maximum = $700 / 16 \times 1 = 43.8$, say, 44	29 nos. > minimum of 0, < maximum of 44, OK
Small Coach Bay	1 to 2 bays (9m x 3.5m) for small coaches: Minimum = 1 Maximum = 2	Nil (not required to serve the Proposed Church)

Section 16 Planning Application

**Proposed Religious Institution (Church) at the
basement and ground floor commercial
accommodation of Capri, No.33 Tong Yin Street,
Tseung Kwan O, Lot No. TKOTL 125**

**Applicant:
Christian & Missionary Alliance
Good Soil Church**

June 2021

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Appendix 3: Demographic Information and Statistics on Church Development in the District
Appendix 4: Traffic Assessment

Consultants

CKM Asia Limited
Masterplan Limited
Vincent Lai Architects Limited

Executive Summary

行政摘要 (以英文版本為準)

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本第十六條申請旨在尋求城市規劃委員會核准位於將軍澳唐賢街 33 號 CAPRI 商業部分地下及地庫的擬議宗教機構（教堂）的申請。申請地點位於將軍澳分區計劃大綱圖 S/TKO/28 上的「住宅(甲類)6」(a) 區及 (b) 區地帶。擬議的宗教機構（教堂）用途屬《註釋》的「第二欄」用途，須取得城規會的規劃許可。

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申請人 一基督教宣道會宣嶺堂，目前在申請地點進行宗教活動；擬議教堂用途申請旨在將目前的宗教用途擴展至毗鄰地方。申請地點的總樓面面積大約是 3,185.1 平方米，部份正進行商業用途，部份則擬議用作教堂用途（約佔總樓面面積 2,363.3 平方米），及公用通道（約佔總樓面面積 821.8 平方米）。

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- S.4 The proposed church use is compatible with the other existing uses at the commercial accommodation of Capri, as well as the surrounding developments and uses. The

proposed church will be a positive addition to the existing range of facilities and services in the area that support the local community.

擬議的教堂用途配合 Capri 現有的商業住宅用途，及毗鄰的發展及用途。擬議教堂用途與區內提供的設施能相輔相成，相信有助裨益整個社區。

- S.5 A traffic assessment has been undertaken which has clearly demonstrated that the proposed church use will not result in adverse traffic and pedestrian impacts. A planning assessment undertaken has also concluded that the proposed extension of the church will not generate noise impacts to nearby residents and interface problems with the residential portion of Capri.

申請人提交了交通影響評估，清楚列明擬議的教堂用途對交通及道路使用者不會構成負面影響；規劃評估總結出擬議教堂擴展不會對附近居民造成噪音影響，人流量亦不會對 Capri 住戶構成影響。

- S.6 TPB is invited to give favourable consideration to this S.16 application so that a new, expanded church can be implemented to serve the wider local community on a permanent basis in the long-term.

綜合以上各點，申請人懇請城市規劃委員會能對是次規劃申請予以贊同，讓申請人能擴充教堂規模，使其服務能長遠惠及整個大社區。

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1. Introduction

- 1.1 The Applicant and operator of this proposal, namely Christian & Missionary Alliance Good Soil Church (the “Church”), would like to submit this Section 16 planning application to the Town Planning Board (TPB) for religious institution (church) use, at the basement and ground floor units within the commercial accommodation of Capri in Tseung Kwan O. **(Figure 1)**

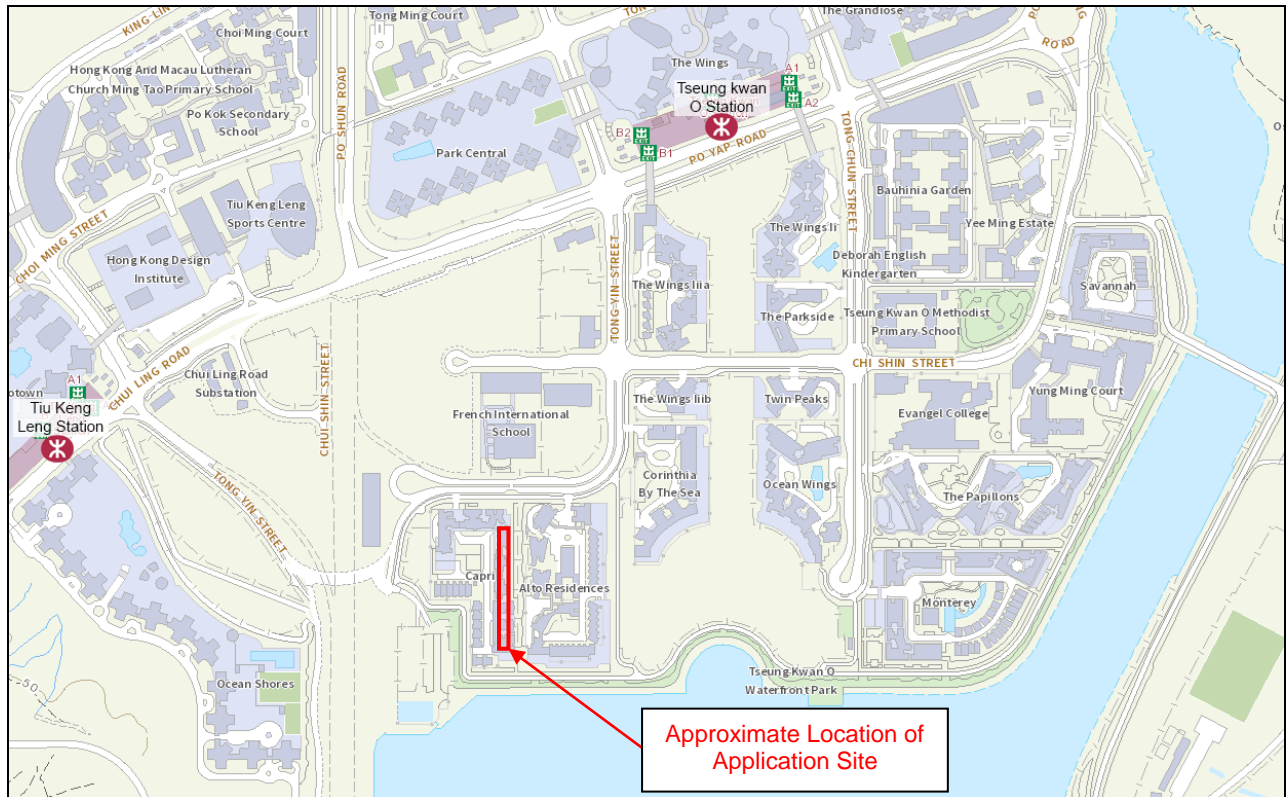


Figure 1: The Application Site Location and Context

- 1.2 The Church currently operates in parts of the basement 1 level and ground floor units, namely units B01 and the corresponding upper duplex portion at G02, together with units B02 and the corresponding access stairway at G05A. **(Figure 2 and Figure 3)** The Church has been operating on a temporary basis since June 2019. Owing to the lack of available spaces in surrounding areas for religious institutional use, and the need to accommodate the growing number of members and visitors, this application proposes to expand the current operations of the Church to include unit G05 as the corresponding upper duplex portion of the existing B02, together with the inclusion of B03, B06, B05 and its corresponding upper duplex portion of G13. **(Figure 2 and Figure 3)** It also proposes to enable the Church to operate permanently to serve the local community at this location.

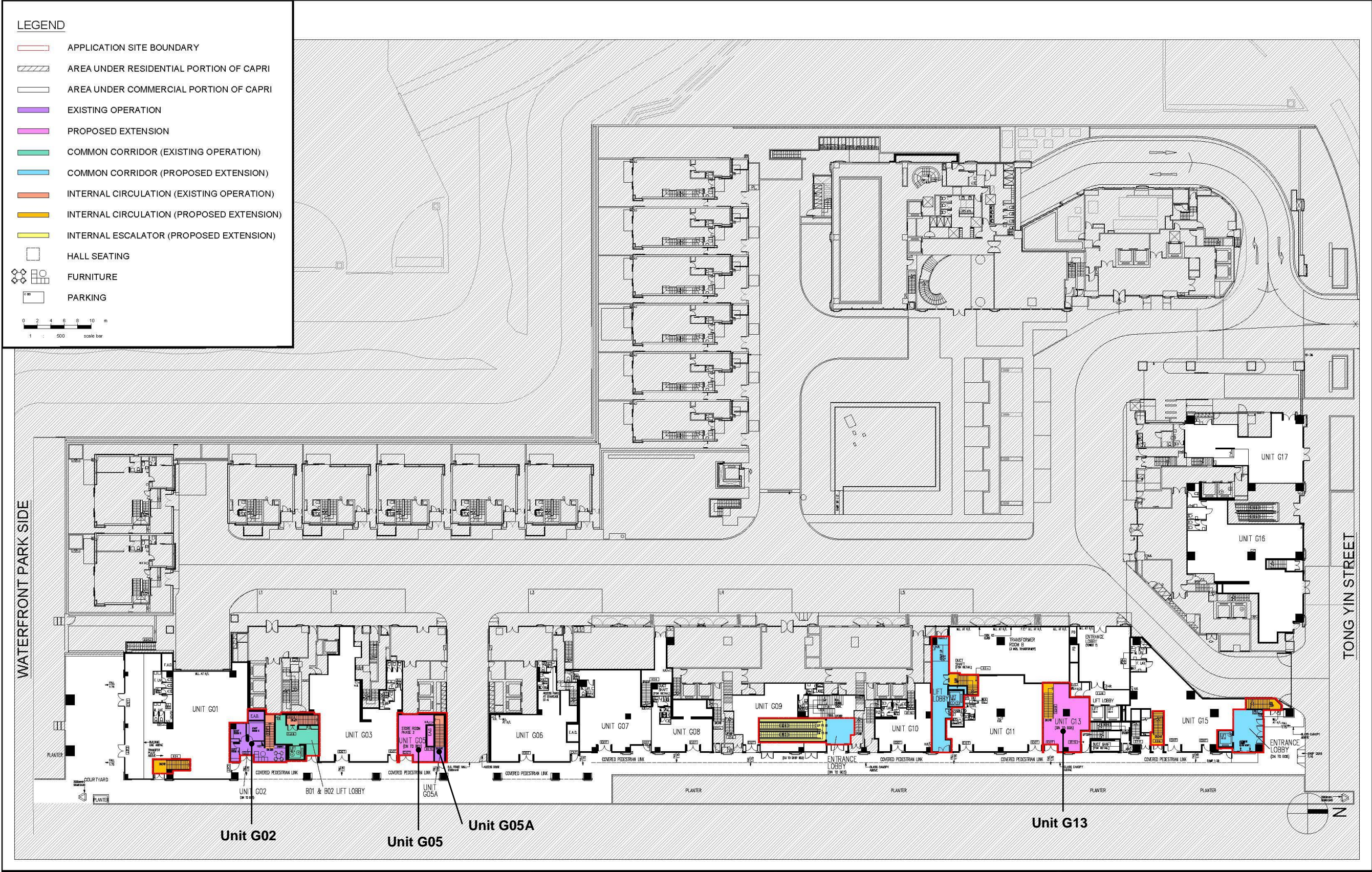


Figure 2: The Location of the Application Site in Capri on the Ground Floor with entrances to the main premises in Basement 1 Level



Figure 3: The Location of the Application Site in Capri on the Basement 1 Level

2. The Applicant: Christian & Missionary Alliance Good Soil Church

2.1 *Dedicated Church Services to the Local Community*

2.1.1 The Applicant is a member of Christian & Missionary Alliance Church Union Hong Kong Limited, which was established in the late 19th Century. As a large and long-standing church union, it has been contributing to and serving the community across Hong Kong for over 100 years.¹

2.1.2 Since the operation of the Church began in June 2019, it has played an important role in serving the Christian community in the local area, as well as those residing in other parts of Hong Kong. For example, in addition to typical church services/worships and fellowship gatherings on Sundays, the Church also organises various educational seminars, community workshops as well as summer programmes for children. These programmes and services offered by the Church aim to serve and support the community, particularly those in the local area. This includes the residents at Capri, Alto Residences, Corinthia By The Sea, The Wings I, II and III, The Parkside, Ocean Shore, Ocean Wings, Metrotown, Le Point, Monterey, The Papillons, Savannah etc., as shown in the postal mail list at **Appendix 1**, which includes relevant promotional flyers for these events and programmes that have been posted to the local community.

2.2 *Existing Church Operation*

2.2.1 Currently, the main office and reception entrance is located at unit G02 on the ground floor level (i.e. the upper duplex portion of B01 unit). (**Figure 4**) Church services and activities predominantly operate in the B01 and B02 units at basement 1 level. There are internal stairway accesses from the ground floor at unit G02 and via G05A (being a stairway itself), to the basement 1 level units B01 and B02, respectively. There is also an elevator at the lift lobby next to G02 which provides barrier-free access between G02 and the B01 and B02 basement units.

2.2.2 The B01 unit currently comprises the main assembly hall, where church services/worships taking place and has a seating capacity of about 175 people. (**Figure 5**) B01 unit also contains ancillary activity rooms/ study rooms, toilet facilities, etc. B02 unit has adjunct activity spaces/ rooms for pantry, toilet facilities, children and family use, etc. (**Figure 6** and **Figure 7**)

2.2.3 The current church members are predominantly residents of the local community residing in Tseung Kwan O. Almost all of them travel to the church on foot from their homes, or by MTR, public bus and mini-bus transport networks; while only a small percentage travel by private vehicles. More details are provided in the traffic assessment section of this statement.

¹ <https://cmacuhk.org.hk/> (Christian & Missionary Alliance Church Union Hong Kong Limited)



Figure 4: Photograph of Existing G02 Main Entrance to Church



Figure 5: B01 Assembly Hall



Figure 6: Photograph of Existing B02 Assembly Hall



Figure 7: Activity Space for Children and Families

- 2.2.4 Typically, the Church operates between 9am and 5pm on Sundays, during which two service sessions are held in the assembly hall at B01. The first service is from 10am to 11:30am and the second is from 11:45am to 1:15pm. In general, all members and visitors would gather at the assembly hall at B01 for the Sunday service sessions. Following the services, some attendees would stay within the premises to participate in supplementary group activities, discussions and workshops, which are held during the remaining operation hours. The maximum number of people in the church at any given time is about 250 people, and this typically occurs during the two Sunday morning sessions.
- 2.2.5 During the weekdays, the Church operates between 9am and 5pm; however, the number of people in the premises is about 10 to 15 people only for administrative duties, whereas for church fellowship activities, community workshops etc., the number of attendees varies from 30 to 80 people in general.

3. The Application Site and Its Surroundings

3.1 The Application Site Area

- 3.1.1 The Application Site is located at the basement 1 and ground floor levels of the Capri Commercial Accommodation (CCA) on Tong Yin Street. More specifically, the Application Site comprises units B01, B02, B03, B05 and B06 on the basement floor level, and units G02, G05, G05A and G13 on the ground floor level. The existing operation of the church includes units G02, G05A, B01 and B02. The proposed extension of the church operation will include units G05, G13, B03, B05 and B06. Most of these extension units are currently vacant and unleased, while unit B03 have been leased to a tenant operating on a commercial basis.
- 3.1.2 The GFA breakdown of the Application Site, including existing operation and proposed extension units are provided in **Table 1** below. The location of the existing operation and proposed extension units are indicated in the layouts of the CCA, enclosed at **Appendix 2**.

Table 1: The GFA breakdown of the Application Site

Application Site (Existing Operation)		Uses	Remarks
G02	41.7 m ²	Office	B01 and G02 form a duplex unit with internal staircase access near the rear portion of CCA
B01	408.6 m ²	Church hall	
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Circulation (common) space between units	114.7 m ²	Circulation	-
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G05	38.7 m ²	Adjunct uses	B02 and G05 form a duplex unit and incorporate G05A as internal access for better vertical access and to increase vertical access near the front end of the CCA
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G13	52.1 m ²	Office	B05 and G13 form a duplex unit
B05	278.8 m ²	Adjunct uses	
B06	70.7 m ²	Office	-
Circulation (common) space between units	707.1 m ²	Circulation	-
Proposed Extension Sub-total:	2,224.3 m ²	-	-
Total Proposed GFA:	3,185.1 m ²	-	-

3.2 Statutory Planning Context

3.2.1 The Application Site falls within Areas (a) and (b) of the “Residential (Group A)6” [“R(A)6”] zone on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/28 (the “OZP”. (**Figure 8**) The site is situated by the Tseung Kwan O Waterfront Park, which is a planned residential area supported by community and open space facilities.

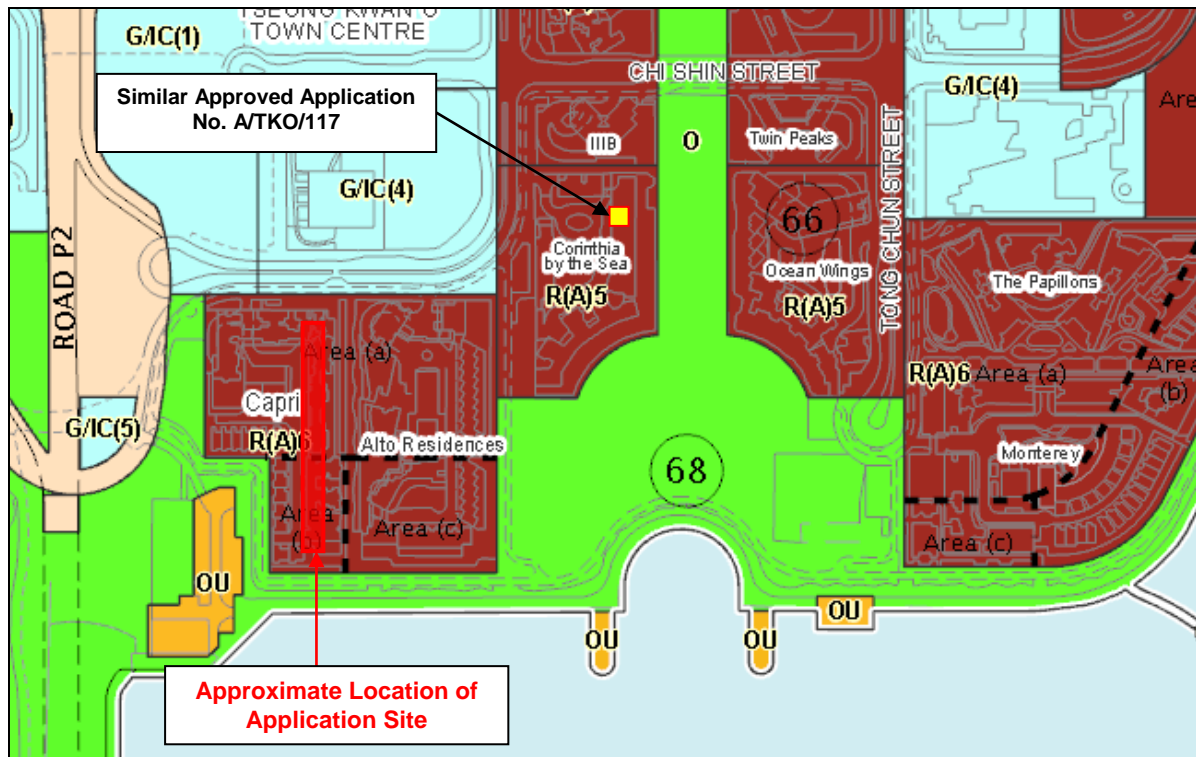


Figure 8: Approximate Location of Application Site on the OZP

3.2.2 In the Schedule of Uses of the “R(A)6” zone, it is stated that the planning intention is:

“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”

3.2.3 In accordance with the Schedule of Uses, ‘Religious Institution’ is a compatible use that falls under Column 2 in the “R(A)6” zone. However, it would require a Section 16 planning application to the TPB to demonstrate that it is technically feasible.

3.3 Similar Approved Planning Application No. A/TKO/117

3.3.1 There is a similar approved planning application for religious use at the ground floor commercial accommodation of The Corinthia by the Sea, a nearby private residential development. (**Figure 8**) The application was to cater to the growing demand for church facilities in the area, and proposed a church that could accommodate up to 120

people at its Sunday service assemblies. The main technical issue was related to the traffic provisions to accommodate the members and visitors in their Sunday assemblies. After demonstrating the traffic provisions were adequate to cater to the church use, the application was approved by the TPB in June 2019. Therefore, the proposed religious church use in this application is of a similar nature, and can be considered as a suitable and compatible use in this area.

3.4 Surrounding Development Context

- 3.4.1 The surrounding area is a waterfront residential neighborhood that has undergone rapid development in the past decade. Many of the planned residential, commercial, waterfront open spaces and Government/ Institution or Community (GIC) uses have been completed, forming a medium-rise built urban environment with supporting facilities, and enjoys close proximity to MTR stations and the waterfront. The Tseung Kwan O and Tiu Keng Leng MTR stations are located approximately 600 to 800m walking distance to the northeast and northwest of the site, respectively. **(Figure 1)**
- 3.4.2 Given the completion of the residential developments in the area, the population has substantially increased, and in turn increased the demand for religious institutions (church).
- 3.4.3 The immediate vicinity of the Application Site comprises the French International School to the north, Alto Residences adjacent to the Site, Tseung Kwan O Waterfront Park to the south, and to the west is a works site for the Tseung Kwan O – Lam Tin Tunnel.
- 3.4.4 By the waterfront and close to Tseung Kwan O MTR station are completed private residential developments including Capri, Alto Residences, Corinthia by the Sea, Park Central, The Wings I, II and III, Ocean Wings, Bauhinia Garden, The Parkside, Monterey, Savannah, The Papillons, Twin Peaks, Metrotown and Ocean Shores. Whereas, further north are public housing estates and subsidized housing including the newly completed Yung Ming Court, Choi Ming Court, Yee Ming Estate and Kin Min Estate. Many of the surrounding residential developments comprise complimentary commercial and community facilities at the lower podium floors that serve the local community and visitors.
- 3.4.5 There are supporting schools and educational institutions in the area. This includes French International School, Evangel College, Tseung Kwan O Catholic Primary School, Hong Kong Design Institute and Hong Kong Institute of Vocational Education (Lee Wai Lee Campus). The emergence of these schools has drawn more young families with children to settle in Tseung Kwan O, and in turn, this has increased the need of supporting community facilities, including church uses.

3.5 Growing Demand for Church Provisions in the District

- 3.5.1 The Application Site is situated in an area where a number of new residential developments have emerged in recent years. According to the Census and Statistics Department, the population in Sai Kung District increased from 444,500 to 475,300 between 2013 and 2019². In parallel, there is a deficit of churches in Sai Kung District to meet the demands of the growing population. As of 2019, each church in Sai Kung District has an average need to serve about 9,140 people³. This is the highest serving need out of all districts in Hong Kong. In terms of the ratio between the number of church provisions and the population size of a district, Sai Kung District has the lowest ratio in Hong Kong⁴. Further demographic statistics demonstrating the demand for churches are detailed at **Appendix 3**.

² Population and Household Statistics Analysed by District Council District (Census and Statistics Department Hong Kong Special Administrative Region, 2019).

³ [2019 香港教會普查] 基本數據 (一) (基督教時代論壇, 2020)

⁴ 2019 香港教會普查簡報摘要 (Hong Kong Church Renewal Movement, 2019)

4. Land Aspects

- 4.1 The Application Site forms part of the private lot TKOTL 125. The site has been leased to the Applicant as a tenant to operate a church.
- 4.2 The Applicant has obtained the consent of the current landowner to submit this Application, in compliance with the requirements set out in the Town Planning Board Guidelines on satisfying the owner's consent/ notification requirements under Section 16 of the Town Planning Ordinance (TPB PG-NO. 31A).
- 4.3 Upon approval of this application, the Applicant would proceed to make contractual arrangements with the current landowner regarding the church use in the premises. The Applicant would also obtain the necessary Government permits for the expanded church operation.

5. Proposed Scheme

- 5.1 The Proposed Scheme consists of combining the existing and proposed extension operations of the Church as one whole operation in the CCA. The Applicant proposes that the existing operation will remain as it is, while the church operations are to expand to include units G05 (as corresponding upper duplex portion of the existing B02), B03, B05, and B06 (including its corresponding upper duplex portion of G13). The proposed extensions include (Please refer to **Figure 9**, **Figure 10**, and **Figure 11**):
- (a) The main office at G02 (located near the Waterfront Park side) will be expanded to unit G13 and B06 (located near Tong Yin Street front), which would comprise of the main office, meeting rooms, and ancillary facilities.
 - (b) Provision of direct vertical accesses at G05 and G13 (in addition to the existing provision at G02 and G05A), to facilitate attendees to enter and leave the church premises more effectively at both ends of the elongated CCA.
 - (c) The current unit B01 would remain as an assembly hall and be annexed and complimentary to the new and main assembly hall at unit B03, which will be served by stairways and an escalator to and from ground floor directly.
 - (d) The unit B05 and a portion of B03 are intended to expand the functions for activity rooms/study rooms, storage rooms or ancillary facilities.
- 5.2 The breakdown of the uses at the existing operation and the proposed extension units on basement 1 level and ground floor level are provided in **Table 2** below.

Table 2: Breakdown of the Proposed Uses

Application Site (Existing Operation)	Existing Uses
G02	Office
B01	Annex assembly hall
G05A	Access stair (only)
B02	Adjunct uses
Circulation (common) space btw units	Circulation
Application Site (Proposed Extension)	Proposed Uses
G05	Adjunct uses
B03	New main assembly hall
G13	Office
B05	Adjunct uses
B06	Office
Circulation (common) space btw units	Circulation

- 5.3 In the Proposed Scheme, assembly halls at B01 and B03 would accommodate up to 175 and 350 people, respectively, for a total seating capacity of about 525 people in the two church halls. As there are concurrent uses at the remaining spaces, the proposed church would accommodate up to a total of 700 people, particularly during the two Sunday morning sessions.
- 5.4 The accessibility of the church by members and visitors will be correspondingly expanded as well, to include two more elevator lifts and three stairways at the northern portions, which will provide convenient access from ground floor level to the units B03, B05 and B06 in the basement 1 level. There will also be an escalator access point at the middle portion, at the ground floor retail common entrance to the basement B03 unit. The existing access points at the southern portion will remain to serve the basement units there. Overall, the well-positioned access points across the site will enable a convenient access and smooth operation of the church, especially during the buffer time between the first and second sessions of church services on Sundays. This will enable the members and visitors to access the church in an organized and efficient way.
- 5.5 The proposal will provide a permanent Christian church at this location to serve the community at large.

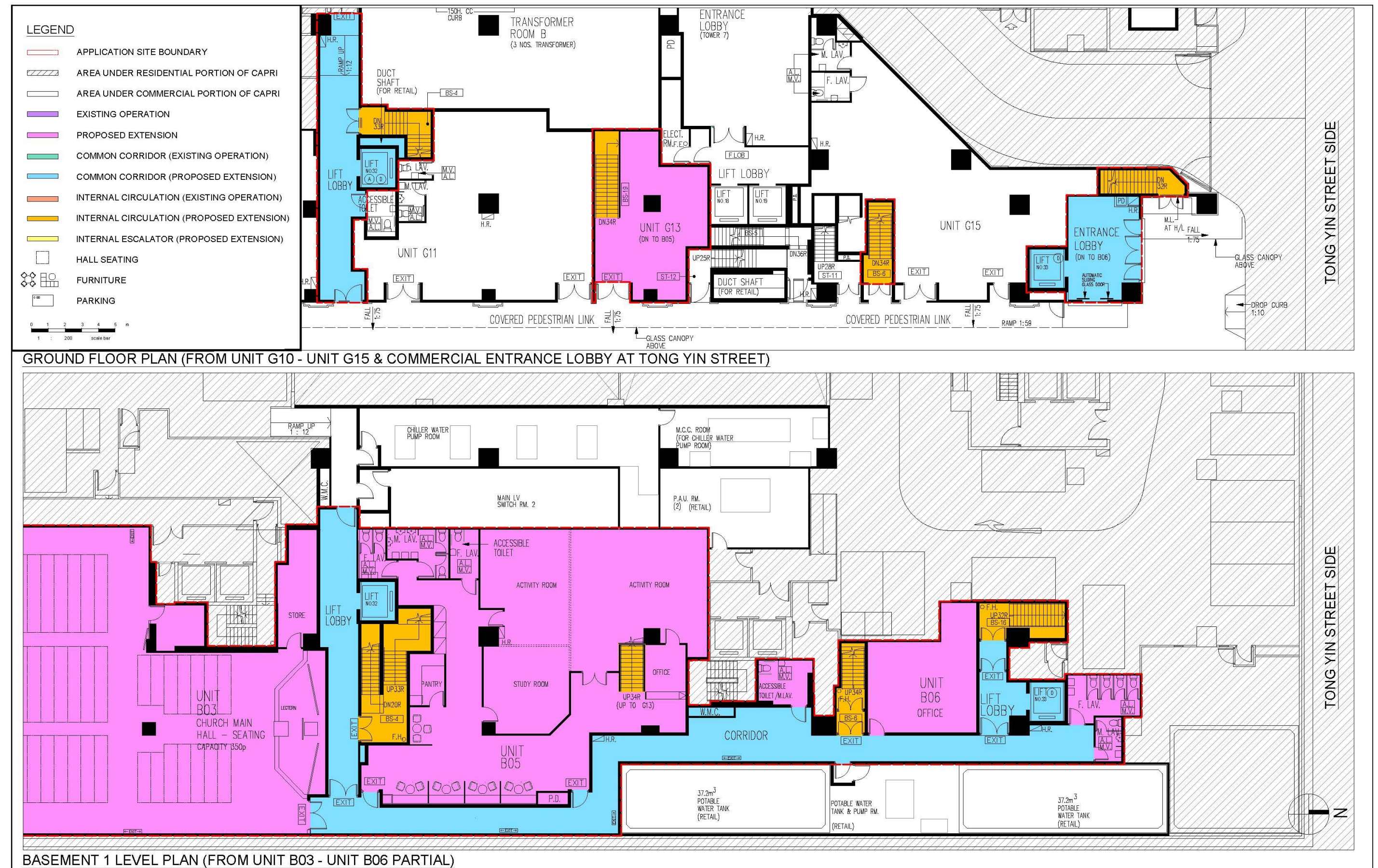


Figure 9: Proposed Uses at Northern Portion of Ground Floor and Basement Level 1

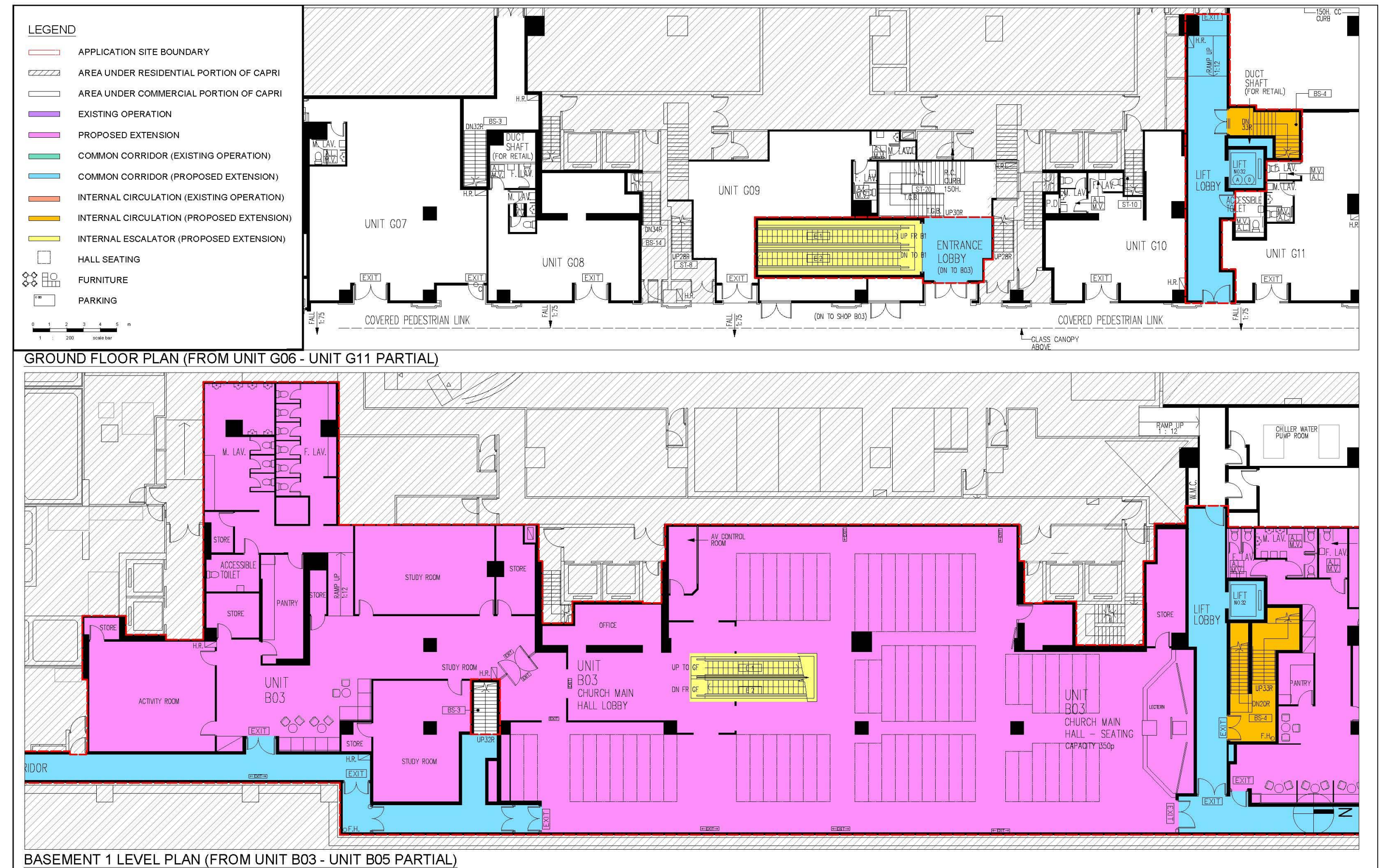


Figure 10: Proposed Uses at Central Portion of Ground Floor and Basement Level 1



Figure 11: Proposed Uses at Southern Portion of Ground Floor and Basement Level 1

6. Traffic Assessment

6.1 *Existing situation: good pedestrian connections and public transport networks*

6.1.1 The Application Site, located at Capri, is well-connected with existing footpaths in the surroundings. This includes Waterfront Park located to the immediate south, which has good pedestrian connections to other parts of Tsueng Kwan O. The Application Site is also well-served by public transport networks with numerous franchised bus and minibus routes. Tiu Keng Leng and Tsueng Kwan O MTR Stations are also within walking distances of 600m and 800m, respectively.

6.2 *Sufficient capacity of various transport modes to meet the demands of additional attendees*

6.2.1 Currently, around 80% of church members live in the immediate neighbourhood. Therefore, majority of church attendees travel by MTR or walk. About 56% of church attendees walk, 39% take the MTR, 4% travel by car and taxi, and only 1% travel by franchised bus and minibus. As the proposed church seeks to continue to serve residents in the vicinity, the distributions of transport modes used by the additional attendees are expected to be the same.

6.2.2 Accordingly, as demonstrated in the Traffic Assessment, the pedestrian routes currently used by the attendees operate at a very low flow/capacity of 0.05 to 0.23 during the existing Sunday peaks. As such, even with the increase in attendees from 250 to 700 during the period of Sunday morning services, the impact on the key locations along the pedestrian routes will be negligible. Any pedestrian impacts will be further minimised through effective management by the Church, including well-planned attending schedules and increased buffer time periods, as shown in the typical Sunday assemblies schedule in the Traffic Assessment (**Appendix 4**, Tables 3.1 and 3.2).

6.2.3 With regards to the capacity of public transport, as franchised buses, minibuses and the MTR generally have lower occupancies on Sundays, and given that there are limited attendees that use these transport modes, no capacity problems are anticipated.

6.3 *Sufficient parking provision*

6.3.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), the required provision of internal transport facilities for the proposed Church is shown in **Table 3** below. Given that only 4% of attendees are expected to drive, there would only be a demand of about 11 car parking spaces. The capacity of the commercial car park of Capri with 77 spaces is therefore more than sufficient to meet this demand on a Sunday. As such, there will be no traffic issues in this respect.

- 6.3.2 The proposed church use will not operate a coach pick-up service; therefore, a small coach bay is not provided.

Table 3: HKPSG Recommended Internal Transport Facilities for Churches

	HKPSG Recommendation for a Church	HKPSG Recommendation for the Proposed Church (seating capacity of 700)
Car parking space	Up to 1 car parking space for every 16 seats or equivalent.	0 to 44 spaces
Small Coach Bay	1-2 bays (9m x 3m) for small coaches	1 to 2 bays

- 6.3.3 Considering the above, the proposed church use will not result in adverse traffic and pedestrian impacts. Further details are provided in the Traffic Assessment attached at **Appendix 4** of this statement.

7. Planning Assessment and Justifications

7.1 *In line with the OZP Planning Intention of the “R(A)6” zone*

- 7.1.1 The proposed religious institutional (church) is a Column 2 use, which falls in line and is in compliance with the OZP planning intention of the “R(A)6” zone. The proposed church use will be located at the purpose-designed, non-residential portion of Capri on the basement and ground floor levels. It is anticipated that the proposed church use will be technically feasible without imposing any adverse impacts on the existing planning context.

7.2 *Meeting existing and long-term community demands*

- 7.2.1 The proposal will meet existing and long-term community needs for a Christian church in the area. There will be insufficient churches to serve the growing population in Sai Kung District, where the bulk of the population influx will be in Tseung Kwan O area.
- 7.2.2 The proposal will have sufficient capacity to reduce the current deficit of churches in the local area. The increased capacity will enable the church to serve and support a larger population and will therefore make a greater contribution to the local community. With the proposed extension, the Church will continue to provide valuable services such as worships, educational talks, workshops and programmes for all ages.

7.3 *Compatible with other existing uses at the commercial accommodation of Capri*

- 7.3.1 The proposal will be a compatible use with the other existing uses at the CCA. As currently, the commercial portion comprises a mix of uses with an institutional nature, such as a nursery, kindergarten, family sports centre, an elderly care centre, grocery store, community centre, and small specialties food store. These are community-oriented uses that facilitate and serve local residents. The proposal will be an addition to these facilities and uses, which will further support the local community.
- 7.3.2 The Church has been in existence and operating at the CCA for almost two years. The existing church use has not resulted in any compatibility issues and has been well-integrated into this part of Capri. This further demonstrates that the proposed church use will be a compatible use with other existing uses.

7.4 *Compatible with surrounding developments and uses*

- 7.4.1 The surrounding area of the Application Site comprises predominantly residential developments with supporting retail/ commercial uses, facilities and services including religious institutions (churches). These non-domestic uses are typically provided on the basement, ground and first floor levels of the residential developments due to the planning controls. Similarly, the proposed church use at Capri mainly accommodates

and makes full use of the basement floor areas, which will be a positive addition to the range of facilities and services in the area that support the local community. It will therefore be compatible with the surrounding developments and uses.

7.5 *No adverse traffic and pedestrian impacts*

- 7.5.1 As demonstrated in Section 6 and **Appendix 4** (Traffic Assessment) of this statement, the proposed church use will not lead to adverse traffic and pedestrian impacts. It is expected that majority of church attendees will travel to the proposed church on foot. The Application Site is well-connected with footpaths that are wide, where the existing flow/capacity is very low, even during Sunday peaks. A well-planned attending schedule with increased buffer time periods will also be implemented. As such, the pedestrian connections to the Application Site will adequately accommodate the increase in church attendees, and there will be negligible impact to the key locations along the pedestrian routes.
- 7.5.2 Only a limited number of church attendees will travel by franchised bus, minibus and MTR. It is not anticipated that there will be any capacity issues, particularly given that these transport modes have lower occupancies on Sundays.
- 7.5.3 The proposed car parking spaces will be sufficient to accommodate the demand of the proposed church use. The proposed car parking provision also complies with the recommendations outlined in HKPSG. As the proposed church will not operate a coach pick-up service, a small coach-bay is not needed. Given the adequate provision of car parking spaces, there will not be any adverse vehicular traffic impacts on the road network.

7.6 *No adverse noise impact to residents*

- 7.6.1 The proposed expansion of the church will not result in adverse noise impact to the nearby residents. The existing church has experience holding their existing services every Sunday without any complaints received from residents. The church has also provided an ushering system by volunteers on the pedestrian paths, to ensure members and visitors find their way to the church in an orderly and quiet manner, as well as to facilitate efficiency. The anticipated increase of the number of attendees could be effectively managed by the church through more well-planned attending schedules, increased buffer time periods and together with the increased number of direct accesses to the church premises as proposed. Please refer to the typical Sunday assemblies schedule of the proposed church at Table 3.2 of the Traffic Assessment (**Appendix 4**).
- 7.6.2 All of the church worshipping activities and assemblies will be held in the underground basement level. With operations mainly on the basement level, it would provide a large degree of noise containment and reduction, which would prevent adverse noise

impacts on the upper residential portion. It is therefore not anticipated that the proposed church will generate any adverse noise impacts to residents.

7.7 *No interface problem with residential portion*

- 7.7.1 The proposal will not lead to interface problems with the residential portion of Capri. The proposed church will be operating predominantly on the basement level, and the CCA and the residential portions of Capri are separated with independent entrances far from each other. The pedestrian walkways on ground level along the whole length of the CCA are also provided with a cantilevered cover, as shown in **Figure 9**, **Figure 10**, and **Figure 11**. As such, it is considered unlikely that the proposed church use will cause nuisances and interface problems with the residents of Capri.

8. Conclusion

- 8.1 The proposal to provide a permanent and expanded church at the commercial accommodation of Capri is a much-needed service for the local community. The proposed church use will have the capacity to fulfill the existing and long-term demands for a Christian church in the local area. Through its expansion, it will enable the Church to serve a wider and larger population and therefore, make a greater contribution to the community.
- 8.2 The proposal will complement and be compatible with the surrounding uses and developments. It has also taken careful consideration of the neighboring residents, ensuring that there will be no adverse noise impacts to residents, and no interface problems with the residential portion of Capri.
- 8.3 A Traffic Assessment was undertaken, which concluded that on traffic engineering grounds, the proposed church is acceptable. It is considered that the well-established pedestrian connections and public transport networks to the Application Site, and the sufficient provision of car parking spaces, will adequately accommodate the travel demands of the additional church attendees. As such, the proposed church use will not result in adverse traffic and pedestrian impacts.
- 8.4 In light of the above, the proposed religious institution (church) use is considered to be acceptable.

***Masterplan Limited – Planning and Development Advisors
June 2021***

Appendix 1

Promotional Flyers for Community Events,
Workshops and Programmes

快樂互動 造起孩子

8月24日(六)
下午2:30-4:30

講座地點：
將軍澳CAPRI地庫B01號舖宣嶺堂教會禮堂
(可由地面G02號舖進內)

同心嶺童行
家長講座系列

教養孩童，使他走當行的道，
就是到老他也不偏離。(箴言22:6)



盧偉成MH先生

播道書院總校長
三女之父

盧偉成校長 現為播道書院總校長，榮獲美國芝加哥大學及美國史丹福大學頒發之教師獎項，過往曾任教港島區名校與Band 5學校，深受學生歡迎。盧校長亦是三女之父，新城電台《人仔細細》節目之嘉賓主持，對於教養孩子甚有心得。

是次講座邀請到盧校長與我們分享「快樂互動，造起孩子」的題目，宣嶺堂誠邀各區內的家長參與是次講座。講座同步設有兒童托管安排。活動費用全免，歡迎所有朋友出席！



如你不欲收取通函郵件，請在信箱貼上『不收取通函』標貼。有關標貼可於全線郵政局、各區民政事務處的公眾諮詢服務中心、公共屋邨辦事處和個別私人屋苑的管理處免費索取。請注意，『不收取通函』標貼機制並不涵蓋由政府及相關機構、立法會議員、區議會議員、選舉候選人和根據《稅務條例》第88條合資格獲豁免繳稅的慈善機構所投寄的通函郵件。

宣道會宣嶺堂 L&MA Good Soil Church



聚會推介:
每月福音主日
25/8, 22/9



地址:
將軍澳唐賢街33號CAPRI
地下G02號+地庫B01號舖

交通:
1. 乘坐港鐵+步行約10分鐘
• 將軍澳站B出口 /
• 調景嶺站A出口
2. 調景嶺專線小巴 114B
調景嶺站公共運輸交匯處
◁ 藍塘傲 (循環線)
3. 自駕
可供泊車位置

電話: 2117-1001/
5544-1713

電郵: info@gschurch.org.hk
網頁: www.gschurch.org.hk

夫婦相處及子女教養

孩子鬧情緒

爸媽同心來幫忙

1. 爸媽調適情緒之道
2. 爸媽示範和睦之道
3. 爸媽加強溝通之道
4. 爸媽配搭管教之道



講員簡介：許志超，社會及組織心理學家、香港大學心理系名譽副教授，在機構和教會主領有關建立團隊、預防衝突等的工作坊。他與蕭壽華牧師合著有《相愛又相爭：教會衝突的反思》，又和香港大學、香港教育大學、和澳門大學的心理學家，合作追蹤研究，探討人們在信仰、性格、心理健康、及價值觀的變化。雖然兩個女兒均已出嫁，但仍不時反省若昔日沒有犯上某些錯誤，便會是個更好、更稱職的爸爸。

許志超博士

香港大學心理系名譽副教授

8月1日

8月8日

8月15日

8月22日

週六講座

下午2:30 - 4:30



歡迎預留座位，請掃描 QR Code
填上「講座預留坐位表」



宣嶺家歡迎您一起敬拜！

成人崇拜

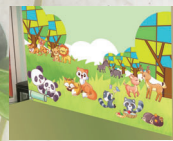
可容納共**400**座位之大禮堂
(連親子轉播室)



兒童崇拜

大活動室

(分級：幼兒/幼稚/初小/高小)
歡迎2歲半或以上各級適齡小朋友參加



週日崇拜時間：

第一堂：上午10:00

第二堂：上午11:45

(兩堂同步設有兒童崇拜)



地址：將軍澳唐賢街33號
CAPRI地下G02號及地庫B01+B02舖
交通：

1. 乘坐港鐵：步行約10分鐘
將軍澳站B出口，調景嶺站A出口
2. 調景嶺專線小巴 114B
調景嶺站運輸交匯處 < 藍塘做 (循環線)
3. 自駕
可供泊車位置



2117-1001



5544-1713



info@gschurch.org-hk



www.gschurch.org-hk



TKO/E/13683/20



香港郵政通函郵寄服務申請表格
APPLICATION FOR
HONGKONG POST CIRCULAR SERVICE

申請人/公司名稱 Name of applicant/company: [REDACTED]/C&MA Good Soil Church	電話號碼 Telephone No. [REDACTED] 傳真號碼 Fax No.
地址 Address: Flat Shop G02 FloorGroup Floor CAPRI 33 Tong Yin Street Tseung Kwan O	大量投寄局 Bulk Office: TKO - 將軍澳郵政局
每份函件重量 Weight of each item: 1g-30g	申請日期 Date of application: 30-05-2020 預計投寄日期 Expected date of posting: 06-06-2020
投寄類型/形狀 Distribution List/Mail Format: Exclude opt-out units/Regular Shape	總投寄費用 Total Postage: [REDACTED]

Area	No. of units	Postage
General Area: Centralized Letter Boxes	15,046	[REDACTED]
General Area: Door-to-door Delivery	118	[REDACTED]
Outlying Islands & Remote Area	0	[REDACTED]
Total	15,164	[REDACTED]

投寄數量及派遞地區 Quantity of posting and delivery area:

編號 ID	派遞局 Delivery Office	地區 Area:	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
		請看附件 Please See Attachment			
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隨函夾附乙份投寄函件的樣本。 One specimen of the item is attached.

簽署 Signature _____

姓名(請用正楷) Name in block letters: [REDACTED]

職銜 Designation _____

日期 Date _____

公司印章 Company chop

我已閱讀並同意背頁的投寄條款。 I have read and agree to the posting conditions overleaf.

供香港郵政填寫 To be completed by Hongkong Post	編號 Reference No.: TKO/E/13683/20
<p>申請已獲批准。The above application is approved.</p> <p>請於 06-06-2020 前往 將軍澳郵政局 投寄。</p> <p>Please make the above posting on 06-06-2020 at Tseung Kwan O Post Office.</p> <p>如有任何查詢請致電 For enquiries, please contact 2704 9379</p> <p><input type="checkbox"/> 符合資格並選擇豁免「不收取通函」標貼機制(請參閱背頁第4條)。</p> <p>Eligible sender opting for exemptions from the "No Circular Mail" Opt-out sticker Scheme (Please refer to section 4 overleaf).</p>	
日期 / Date:	將軍澳郵政局局長 / Postmaster of Tseung Kwan O Post Office

<p>供申請人參閱 Notes to applicant:</p> <p>香港郵政會將本表格所提供的個人資料用作處理你的申請。</p> <p>The personal data you provide by means of this form will be used by Hongkong Post for processing your application.</p> <p>你有權根據《個人資料(私隱)條例》第18 及22 條以及附表1 第6 項原則的規定，要求查閱及更正你的個人資料，你查閱資料的權利包括取得表格所提供有關你的個人資料。</p> <p>You have a right of access and correction with respect of personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule I of the Personal Data (Privacy) Ordinance.</p> <p>Your right of access includes the right to obtain a copy of your personal data provided by this form.</p> <p>如欲查閱資料，請往郵政局索取查閱資料要求表格 (Pos 736)，填妥後交回辦理。</p> <p>If you wish to do so, please complete the Data Access Request Form (Pos 736) which is available at any post office.</p>

附件

ATTACHMENT

編號 ID	派遞局 Delivery Office	地區 Area	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
49720	TKO	藍塘傲	558	0	0
48340	TKO	CAPRI	411	13	0
40525	TKO	帝景灣1座	36	0	0
40526	TKO	帝景灣2座	52	0	0
40527	TKO	帝景灣3座	81	0	0
40528	TKO	帝景灣5座	62	0	0
40529	TKO	帝景灣6座	120	0	0
40530	TKO	帝景灣7座	108	0	0
40531	TKO	帝景灣8座	68	0	0
44303	TKO	城中駅第十座	384	0	0
39311	TKO	城中駅第六座	403	0	0
44221	TKO	城中駅第七座	391	0	0
44301	TKO	城中駅第八座	391	0	0
44302	TKO	城中駅第九座	395	0	0
44161	TKO	都會駅第一座	361	0	0
44162	TKO	都會駅第二座	355	0	0
44163	TKO	都會駅第三座	335	0	0
44164	TKO	都會駅第五座	330	0	0
49838	TKO	MONTEREY	873	64	0
39333	TKO	維景灣畔一期第一座	321	0	0
18459	TKO	維景灣畔一期第二座	343	0	0
39334	TKO	維景灣畔一期第三座	343	0	0
39335	TKO	維景灣畔一期第五座	330	0	0
39336	TKO	維景灣畔一期第六座	345	0	0
45591	TKO	維景灣畔二期第十座	355	0	0
45588	TKO	維景灣畔二期第七座	311	0	0
45589	TKO	維景灣畔二期第八座	345	0	0
45590	TKO	維景灣畔二期第九座	330	0	0
45592	TKO	維景灣畔三期第十一座	341	0	0
42564	TKO	維景灣畔三期第十二座	334	0	0
42565	TKO	維景灣畔三期第十三座	343	0	0
42566	TKO	維景灣畔三期第十五座	319	0	0
42567	TKO	維景灣畔三期第十六座	336	0	0
42568	TKO	維景灣畔三期第十七座	352	0	0
48470	TKO	海天晉	562	0	0
48560	TKO	SAVANNAH	1	41	0
49382	TKO	唐俊街21號海翩滙	798	0	0
42562	TKO	THE PARKSIDE, 將軍澳唐俊街18號	509	0	0
44194	TKO	天晉二期第1A座	78	0	0
44195	TKO	天晉二期第1B座	72	0	0
44196	TKO	天晉二期第2A座	78	0	0
21768	TKO	天晉二期第2B座	81	0	0
21781	TKO	天晉二期第3A座	78	0	0
44197	TKO	天晉二期第3B座	86	0	0
44198	TKO	天晉二期第5A座	78	0	0
44199	TKO	天晉二期第5B座	75	0	0
40892	TKO	天晉IIIA 1A座	82	0	0
40893	TKO	天晉IIIA 1B座	94	0	0
40894	TKO	天晉IIIA 2A座	93	0	0
40895	TKO	天晉IIIA 2B座	118	0	0
40896	TKO	天晉IIIA 3A座	89	0	0
40897	TKO	天晉IIIA 3B座	118	0	0
40898	TKO	天晉IIIA 5A座	78	0	0
40899	TKO	天晉IIIA 5B座	93	0	0
48565	TKO	TOWER 1 SAVANNAH	59	0	0
48567	TKO	TOWER 2 SAVANNAH	99	0	0
48566	TKO	TOWER 2A SAVANNAH	161	0	0
48568	TKO	TOWER 3A SAVANNAH	92	0	0
48569	TKO	TOWER 3B SAVANNAH	126	0	0
48570	TKO	TOWER 3C SAVANNAH	123	0	0

48572	TKO	TOWER 5 SAVANNAH	41	0	0
48571	TKO	TOWER 5A SAVANNAH	58	0	0
40520	TKO	嘉悅1座	123	0	0
42563	TKO	嘉悅2座	141	0	0
總數 Total			15,046	118	0

誠邀 升K2至升小六 的小朋友
參加宜嶺堂的 兒童暑期活動

開始接受
報名有限、先到先得
報名中

8.11 ㊟ → 8.13 ㊟ · 8.16 ㊟

「神就是愛」

約翰一書4:16

嶺
您
見
彩
虹

“God is Love”

1 John 4:16

同心嶺童行
2020



日期 2020年8月11-13日 (星期二至四) → 活動 9:00am - 12:00noon

2020年8月16日 (星期日) → → 崇拜 11:45am - 1:00pm

地點 宜道會宜嶺堂 結業禮 1:00pm - 3:30pm (暫定)

將軍澳唐賢街33號Capri地下G02號

活動內容 唱歌、聽故事、手工、集體遊戲、茶點

費用 \$100 (包括活動 T-Shirt、集體遊戲、手工、茶點)

備註 因應新冠肺炎疫情，如情況未能適合舉辦實體暑期活動，教會會透過網上形式舉辦，內容會有唱歌、聽故事、手工，費用只需：\$50

報名方法 請登入宜嶺網站 www.gschurch.org.hk，填寫「嶺您見彩虹」網上表格報名

繳費方式 郵寄支票

(1) 預繳費用：\$50 (餘額\$50將於實體活動第一天即8月11日才需要繳交)

(2) 支票抬頭請寫：「基督教宜道會宜嶺堂」或「C & MA Good Soil Church」

(2) 敬請務必於支票背面註明：參加者中文或英文全名、聯絡電話

(3) 將支票郵寄至：「新界將軍澳唐賢街33號CAPRI地下G02號 (宜道會宜嶺堂)」

(4) 教會收到支票後，將於一週內透過WhatsApp聯絡您，以確認完成報名。

查詢 ☎ 2117-1001 ☎ 5544-1713 (Whatsapp)

基督教宜道會
宜嶺堂

宣嶺家歡迎您一起敬拜！

成人崇拜

可容納共**400**座位之大禮堂
(連親子轉播室)

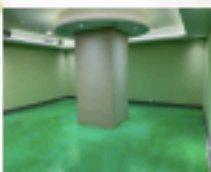


兒童崇拜

大活動室

(分級：幼兒/幼稚/初小/高小)

歡迎2歲半或以上各級適齡小朋友參加



預計恢復實體崇拜日期：2020年6月21日

第一堂：上午10:00

第二堂：上午11:45

(請留意本堂網頁通告有關最新安排)



地址：將軍澳唐賢街33號
CAPRI地下G02號及地庫B01+B02舖

交通：

1. 乘坐港鐵：步行約10分鐘

將軍澳站B出口，調景嶺站A出口

2. 調景嶺專線小巴 114B

調景嶺站運輸交匯處 < 藍塘道 (循環線)

3. 自駕

可供泊車位置

2117-1001

5544-1713

info@gschurch.org.hk

www.gschurch.org.hk

如你不欲收取通函郵件，請在信箱貼上『不收取通函』標貼。標貼可於全線郵政局、各區民政事務處的民政諮詢服務中心、公共屋邨辦事處和個別私人屋苑的管理處免費索取。請注意，『不收取通函』標貼機制並不涵蓋由政府及相關機構、立法會議員/區議會議員、選舉候選人及根據《稅務條例》第88條合資格獲豁免繳稅的慈善機構所投寄的通函郵件。



TKO/E/14314/20



香港郵政通函郵寄服務申請表格
APPLICATION FOR
HONGKONG POST CIRCULAR SERVICE

申請人/公司名稱 Name of applicant/company: [REDACTED]/C&MA Good Soil Church	電話號碼 Telephone No. [REDACTED] 傳真號碼 Fax No.
地址 Address: Flat Shop G02 FloorGroup Floor CAPRI 33 Tong Yin Street Tseung Kwan O	大量投寄局 Bulk Office: TKO - 將軍澳郵政局
每份函件重量 Weight of each item: 1g-30g	申請日期 Date of application: 05-10-2020 預計投寄日期 Expected date of posting: 12-10-2020
投寄類型/形狀 Distribution List/Mail Format: Exclude opt-out units/Regular Shape	總投寄費用 Total Postage: [REDACTED]

Area	No. of units	Postage
General Area: Centralized Letter Boxes	24,867	[REDACTED]
General Area: Door-to-door Delivery	13	[REDACTED]
Outlying Islands & Remote Area	0	[REDACTED]
Total	24,880	[REDACTED]

投寄數量及派遞地區 Quantity of posting and delivery area:

編號 ID	派遞局 Delivery Office	地區 Area:	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
		請看附件 Please See Attachment			
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隨函夾附乙份投寄函件的樣本。 One specimen of the item is attached.

簽署 Signature _____

姓名(請用正楷) Name in block letters: [REDACTED]

職銜 Designation _____

日期 Date _____

公司印章 Company chop

我已閱讀並同意背頁的投寄條款。 I have read and agree to the posting conditions overleaf.

供香港郵政填寫 To be completed by Hongkong Post	編號 Reference No.: TKO/E/14314/20
<p>申請已獲批准。The above application is approved.</p> <p>請於 12-10-2020 前往 將軍澳郵政局 投寄。</p> <p>Please make the above posting on 12-10-2020 at Tseung Kwan O Post Office.</p> <p>如有任何查詢請致電 For enquiries, please contact 2921 2222</p> <p><input type="checkbox"/> 符合資格並選擇豁免「不收取通函」標貼機制(請參閱背頁第4條)。</p> <p>Eligible sender opting for exemptions from the "No Circular Mail" Opt-out sticker Scheme (Please refer to section 4 overleaf).</p>	
日期 / Date:	將軍澳郵政局局長 / Postmaster of Tseung Kwan O Post Office

<p>供申請人參閱 Notes to applicant:</p> <p>香港郵政會將本表格所提供的個人資料用作處理你的申請。</p> <p>The personal data you provide by means of this form will be used by Hongkong Post for processing your application.</p> <p>你有權根據《個人資料(私隱)條例》第18 及22 條以及附表1 第6 項原則的規定，要求查閱及更正你的個人資料，你查閱資料的權利包括取得表格所提供有關你的個人資料。</p> <p>You have a right of access and correction with respect of personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule I of the Personal Data (Privacy) Ordinance.</p> <p>Your right of access includes the right to obtain a copy of your personal data provided by this form.</p> <p>如欲查閱資料，請往郵政局索取查閱資料要求表格(Pos 736)，填妥後交回辦理。</p> <p>If you wish to do so, please complete the Data Access Request Form (Pos 736) which is available at any post office.</p>
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附件

ATTACHMENT

編號 ID	派遞局 Delivery Office	地區 Area	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
49720	TKO	藍塘傲	558	0	0
42560	TKO	珀峰（第三座）	386	0	0
48340	TKO	CAPRI	411	13	0
40525	TKO	帝景灣1座	36	0	0
40526	TKO	帝景灣2座	52	0	0
40527	TKO	帝景灣3座	81	0	0
40528	TKO	帝景灣5座	62	0	0
40529	TKO	帝景灣6座	120	0	0
40530	TKO	帝景灣7座	108	0	0
40531	TKO	帝景灣8座	68	0	0
42558	TKO	鑽岸（第一座）	401	0	0
42559	TKO	翠堤（第二座）	424	0	0
44303	TKO	城中駅第十座	384	0	0
39311	TKO	城中駅第六座	403	0	0
44221	TKO	城中駅第七座	391	0	0
44301	TKO	城中駅第八座	391	0	0
44302	TKO	城中駅第九座	395	0	0
44187	TKO	日出康城第二期A 領都 第一座	392	0	0
44188	TKO	日出康城第二期A 領都 第二座	429	0	0
44189	TKO	日出康城第二期A 領都 第三座	417	0	0
21515	TKO	日出康城第二期A 領都 第五座	426	0	0
21620	TKO	日出康城第二期B 領峰 第六座	472	0	0
44190	TKO	日出康城第二期B 領峰 第七座	464	0	0
21643	TKO	日出康城第二期B 領峰 第八座	462	0	0
44192	TKO	日出康城第二期C 領凱 第十座	364	0	0
44193	TKO	日出康城第二期C 領凱 第十一座	348	0	0
44191	TKO	日出康城第二期C 領凱 第九座	444	0	0
44161	TKO	都會駅第一座	361	0	0
44162	TKO	都會駅第二座	355	0	0
44163	TKO	都會駅第三座	335	0	0
44164	TKO	都會駅第五座	330	0	0
49838	TKO	MONTEREY	873	0	0
39333	TKO	維景灣畔一期第一座	321	0	0
18459	TKO	維景灣畔一期第二座	343	0	0
39334	TKO	維景灣畔一期第三座	343	0	0
39335	TKO	維景灣畔一期第五座	330	0	0
39336	TKO	維景灣畔一期第六座	345	0	0
45591	TKO	維景灣畔二期第十座	355	0	0
45588	TKO	維景灣畔二期第七座	311	0	0
45589	TKO	維景灣畔二期第八座	345	0	0
45590	TKO	維景灣畔二期第九座	330	0	0
45592	TKO	維景灣畔三期第十一座	341	0	0
42564	TKO	維景灣畔三期第十二座	334	0	0
42565	TKO	維景灣畔三期第十三座	343	0	0
42566	TKO	維景灣畔三期第十五座	319	0	0
42567	TKO	維景灣畔三期第十六座	336	0	0
42568	TKO	維景灣畔三期第十七座	352	0	0
48470	TKO	海天晉	562	0	0
51801	TKO	晉海1期	1039	0	0
51991	TKO	晉海2期	1132	0	0
48560	TKO	SAVANNAH	1	0	0
44175	TKO	日出康城第一期首都第一座	363	0	0
44176	TKO	日出康城第一期首都第二座	409	0	0
44177	TKO	日出康城第一期首都第三座	352	0	0
45749	TKO	日出康城第一期首都第五座	338	0	0
45750	TKO	日出康城第一期首都第六座	380	0	0
49382	TKO	唐俊街21號海翩滙	798	0	0
42562	TKO	THE PARKSIDE, 將軍澳唐俊街18號	509	0	0
44194	TKO	天晉二期第1A座	78	0	0
44195	TKO	天晉二期第1B座	72	0	0

44196	TKO	天晉二期第2A座	78	0	0
21768	TKO	天晉二期第2B座	81	0	0
21781	TKO	天晉二期第3A座	78	0	0
44197	TKO	天晉二期第3B座	86	0	0
44198	TKO	天晉二期第5A座	78	0	0
44199	TKO	天晉二期第5B座	75	0	0
40892	TKO	天晉IIIA 1A座	95	0	0
40893	TKO	天晉IIIA 1B座	84	0	0
40894	TKO	天晉IIIA 2A座	92	0	0
40895	TKO	天晉IIIA 2B座	117	0	0
40896	TKO	天晉IIIA 3A座	81	0	0
40897	TKO	天晉IIIA 3B座	120	0	0
40898	TKO	天晉IIIA 5A座	76	0	0
40899	TKO	天晉IIIA 5B座	94	0	0
42561	TKO	晶璽 (第五座)	385	0	0
48565	TKO	TOWER 1 SAVANNAH	59	0	0
48567	TKO	TOWER 2 SAVANNAH	99	0	0
48566	TKO	TOWER 2A SAVANNAH	161	0	0
48568	TKO	TOWER 3A SAVANNAH	92	0	0
48569	TKO	TOWER 3B SAVANNAH	126	0	0
48570	TKO	TOWER 3C SAVANNAH	123	0	0
48572	TKO	TOWER 5 SAVANNAH	41	0	0
48571	TKO	TOWER 5A SAVANNAH	58	0	0
40520	TKO	嘉悅1座	123	0	0
42563	TKO	嘉悅2座	141	0	0
總數 Total			24,867	13	0

耶穌說：

「我來了，是要叫人得生命，
並且得的更豐盛。」

約翰福音10:10下

教會使命：

一間以「敬拜」、「禱告」、
「真理培育」、「佈道差傳」、
「彼此相愛」為使命的教會。



請到以下網址：

www.gschurch.org-hk

 基督教宣道會

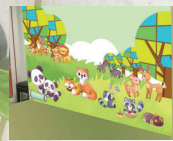
宣嶺堂

C&MA Good Soil Church

宣嶺家歡迎您一起敬拜！

成人崇拜

可容納共**400**座位之大禮堂
(連親子轉播室 - 0歲-2歲半)



兒童崇拜

大活動室

(分級：幼兒/幼稚/初小/高小)

歡迎2歲半或以上各級適齡小朋友參加



宣嶺堂已恢復實體崇拜！

第一堂：上午10:00

第二堂：上午11:45

(10月抗疫期間特別加設崇拜直播)



地址：將軍澳唐賢街33號
CAPRI地下G02號及地庫B01+B02舖

交通：

1. 乘坐港鐵：步行約10分鐘
將軍澳站B出口，調景嶺站A出口
2. 調景嶺專線小巴 114B
調景嶺站運輸交匯處 < 藍塘傲 (循環線)
3. 自駕
可供泊車位置



2117-1001



5544-1713



info@gschurch.org-hk



www.gschurch.org-hk



TKO/E/14523/20



香港郵政通函郵寄服務申請表格
APPLICATION FOR
HONGKONG POST CIRCULAR SERVICE

申請人/公司名稱 Name of applicant/company: C&MA Good Soil Church	電話號碼 Telephone No. [REDACTED] 傳真號碼 Fax No.
地址 Address: Flat Shop G02 FloorGroup Floor CAPRI 33 Tong Yin Street Tseung Kwan O	大量投寄局 Bulk Office: TKO - 將軍澳郵政局
每份函件重量 Weight of each item: 1g-30g	申請日期 Date of application: 12-12-2020 預計投寄日期 Expected date of posting: 17-12-2020
投寄類型/形狀 Distribution List/Mail Format: Exclude opt-out units/Regular Shape	總投寄費用 Total Postage: [REDACTED]

Area	No. of units	Postage
General Area: Centralized Letter Boxes	26,989	[REDACTED]
General Area: Door-to-door Delivery	13	[REDACTED]
Outlying Islands & Remote Area	0	[REDACTED]
Total	27,002	[REDACTED]

投寄數量及派遞地區 Quantity of posting and delivery area:

編號 ID	派遞局 Delivery Office	地區 Area:	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
		請看附件 Please See Attachment			
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隨函夾附乙份投寄函件的樣本。 One specimen of the item is attached.

簽署 Signature _____

姓名(請用正楷) Name in block letters: [REDACTED]

職銜 Designation _____

日期 Date _____

公司印章 Company chop

我已閱讀並同意背頁的投寄條款。 I have read and agree to the posting conditions overleaf.

供香港郵政填寫 To be completed by Hongkong Post	編號 Reference No.: TKO/E/14523/20
<p>申請已獲批准。The above application is approved.</p> <p>請於 17-12-2020 前往 將軍澳郵政局 投寄。</p> <p>Please make the above posting on 17-12-2020 at Tseung Kwan O Post Office.</p> <p>如有任何查詢請致電 For enquiries, please contact 2921 2222</p> <p><input type="checkbox"/> 符合資格並選擇豁免「不收取通函」標貼機制(請參閱背頁第4條)。</p> <p>Eligible sender opting for exemptions from the "No Circular Mail" Opt-out sticker Scheme (Please refer to section 4 overleaf).</p>	
日期 / Date:	將軍澳郵政局局長 / Postmaster of Tseung Kwan O Post Office

<p>供申請人參閱 Notes to applicant:</p> <p>香港郵政會將本表格所提供的個人資料用作處理你的申請。</p> <p>The personal data you provide by means of this form will be used by Hongkong Post for processing your application.</p> <p>你有權根據《個人資料(私隱)條例》第18 及22 條以及附表1 第6 項原則的規定，要求查閱及更正你的個人資料，你查閱資料的權利包括取得表格所提供有關你的個人資料。</p> <p>You have a right of access and correction with respect of personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule I of the Personal Data (Privacy) Ordinance.</p> <p>Your right of access includes the right to obtain a copy of your personal data provided by this form.</p> <p>如欲查閱資料，請往郵政局索取查閱資料要求表格 (Pos 736)，填妥後交回辦理。</p> <p>If you wish to do so, please complete the Data Access Request Form (Pos 736) which is available at any post office.</p>

附件

ATTACHMENT

編號 ID	派遞局 Delivery Office	地區 Area	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
49720	TKO	藍塘傲	558	0	0
42560	TKO	珀峰（第三座）	386	0	0
48340	TKO	CAPRI	411	13	0
40525	TKO	帝景灣1座	36	0	0
40526	TKO	帝景灣2座	52	0	0
40527	TKO	帝景灣3座	81	0	0
40528	TKO	帝景灣5座	62	0	0
40529	TKO	帝景灣6座	120	0	0
40530	TKO	帝景灣7座	108	0	0
40531	TKO	帝景灣8座	68	0	0
42558	TKO	鑽岸（第一座）	401	0	0
42559	TKO	翠堤（第二座）	424	0	0
44303	TKO	城中駅第十座	384	0	0
39311	TKO	城中駅第六座	403	0	0
44221	TKO	城中駅第七座	391	0	0
44301	TKO	城中駅第八座	391	0	0
44302	TKO	城中駅第九座	395	0	0
44187	TKO	日出康城第二期A 領都 第一座	392	0	0
44188	TKO	日出康城第二期A 領都 第二座	429	0	0
44189	TKO	日出康城第二期A 領都 第三座	417	0	0
21515	TKO	日出康城第二期A 領都 第五座	426	0	0
21620	TKO	日出康城第二期B 領峰 第六座	472	0	0
44190	TKO	日出康城第二期B 領峰 第七座	464	0	0
21643	TKO	日出康城第二期B 領峰 第八座	462	0	0
44192	TKO	日出康城第二期C 領凱 第十座	364	0	0
44193	TKO	日出康城第二期C 領凱 第十一座	348	0	0
44191	TKO	日出康城第二期C 領凱 第九座	444	0	0
44161	TKO	都會駅第一座	361	0	0
44162	TKO	都會駅第二座	355	0	0
44163	TKO	都會駅第三座	335	0	0
44164	TKO	都會駅第五座	330	0	0
49838	TKO	MONTEREY	873	0	0
39333	TKO	維景灣畔一期第一座	321	0	0
18459	TKO	維景灣畔一期第二座	343	0	0
39334	TKO	維景灣畔一期第三座	343	0	0
39335	TKO	維景灣畔一期第五座	330	0	0
39336	TKO	維景灣畔一期第六座	345	0	0
45591	TKO	維景灣畔二期第十座	355	0	0
45588	TKO	維景灣畔二期第七座	311	0	0
45589	TKO	維景灣畔二期第八座	345	0	0
45590	TKO	維景灣畔二期第九座	330	0	0
45592	TKO	維景灣畔三期第十一座	341	0	0
42564	TKO	維景灣畔三期第十二座	334	0	0
42565	TKO	維景灣畔三期第十三座	343	0	0
42566	TKO	維景灣畔三期第十五座	319	0	0
42567	TKO	維景灣畔三期第十六座	336	0	0
42568	TKO	維景灣畔三期第十七座	352	0	0
48470	TKO	海天晉	562	0	0
44232	TKO	清水灣半島一期第一座	117	0	0
44233	TKO	清水灣半島一期第二座	132	0	0
44234	TKO	清水灣半島一期第三座	138	0	0
51801	TKO	晉海1期	1039	0	0
51991	TKO	晉海2期	1132	0	0
48560	TKO	SAVANNAH	1	0	0
44178	TKO	峻瀝第一座	294	0	0
44179	TKO	峻瀝第二座	296	0	0
44180	TKO	峻瀝第三座	293	0	0
44181	TKO	峻瀝第五座	294	0	0
44182	TKO	峻瀝第六座	296	0	0
44183	TKO	峻瀝第七座	262	0	0

44175	TKO	日出康城第一期首都第一座	363	0	0
44176	TKO	日出康城第一期首都第二座	409	0	0
44177	TKO	日出康城第一期首都第三座	352	0	0
45749	TKO	日出康城第一期首都第五座	338	0	0
45750	TKO	日出康城第一期首都第六座	380	0	0
49382	TKO	唐俊街21號海翩滙	798	0	0
42562	TKO	THE PARKSIDE, 將軍澳唐俊街18號	509	0	0
44194	TKO	天晉二期第1A座	78	0	0
44195	TKO	天晉二期第1B座	72	0	0
44196	TKO	天晉二期第2A座	78	0	0
21768	TKO	天晉二期第2B座	81	0	0
21781	TKO	天晉二期第3A座	78	0	0
44197	TKO	天晉二期第3B座	86	0	0
44198	TKO	天晉二期第5A座	78	0	0
44199	TKO	天晉二期第5B座	75	0	0
40892	TKO	天晉IIIA 1A座	95	0	0
40893	TKO	天晉IIIA 1B座	84	0	0
40894	TKO	天晉IIIA 2A座	92	0	0
40895	TKO	天晉IIIA 2B座	117	0	0
40896	TKO	天晉IIIA 3A座	81	0	0
40897	TKO	天晉IIIA 3B座	120	0	0
40898	TKO	天晉IIIA 5A座	76	0	0
40899	TKO	天晉IIIA 5B座	94	0	0
42561	TKO	晶璽 (第五座)	385	0	0
48565	TKO	TOWER 1 SAVANNAH	59	0	0
48567	TKO	TOWER 2 SAVANNAH	99	0	0
48566	TKO	TOWER 2A SAVANNAH	161	0	0
48568	TKO	TOWER 3A SAVANNAH	92	0	0
48569	TKO	TOWER 3B SAVANNAH	126	0	0
48570	TKO	TOWER 3C SAVANNAH	123	0	0
48572	TKO	TOWER 5 SAVANNAH	41	0	0
48571	TKO	TOWER 5A SAVANNAH	58	0	0
40520	TKO	嘉悅1座	123	0	0
42563	TKO	嘉悅2座	141	0	0
總數 Total			26,989	13	0

因有一
嬰孩為
我們而生有一子
賜給我們

政權必擔在祂的肩頭上
祂名為

奇妙策士全能的神
永在的父和平的君

以賽亞書
9章6節

網上播放

聖誕

平安夜

頌唱晚會

12月24日

晚上7時45分

歡迎在家中透過詩歌、聖餐、見證等一起以歡欣喜樂的心渡過平安夜！

福音主日

超凡脫俗的平安

12月27日

上午10時 / 11時45分

如因疫情原故暫停實體崇拜，本堂將會於網上播放崇拜。

詳情請參閱本堂網頁內之通告。



一間以「敬拜」、「禱告」、「真理培育」、
「佈道差傳」、「彼此相愛」為使命的教會。

基督教宣道會
宣嶺堂
C&MA Good Soil Church

宣嶺家歡迎您一起敬拜！

成人崇拜

可容納共**400**座位之大禮堂
(連親子轉播室 - 0歲-2歲半)



兒童崇拜大活動室

(分級：幼兒/幼稚/初小/高小)
歡迎2歲半或以上各級適齡小朋友參加



主日崇拜時間：
第一堂：上午10:00
第二堂：上午11:45

如因疫情原故暫停實體崇拜，
本堂將會於網上播放崇拜。
詳情請到以下網址：
www.gschurch.org-hk

調景嶺港鐵站
A出口「運輸
交匯處」乘
114B小巴(藍塘
傲循環線)



基督教宣道會宣嶺堂
將軍澳唐賢街33號
CAPRI地下G02號及地庫B01+B02舖



TKO/E/14626/21



香港郵政通函郵寄服務申請表格
APPLICATION FOR
HONGKONG POST CIRCULAR SERVICE

申請人/公司名稱 Name of applicant/company: C&MA Good Soil Church	電話號碼 Telephone No. [REDACTED] 傳真號碼 Fax No.
地址 Address: Flat Shop G02 FloorGroup Floor CAPRI 33 Tong Yin Street Tseung Kwan O	大量投寄局 Bulk Office: TKO - 將軍澳郵政局
每份函件重量 Weight of each item: 1g-30g	申請日期 Date of application: 23-01-2021 預計投寄日期 Expected date of posting: 28-01-2021
投寄類型/形狀 Distribution List/Mail Format: Exclude opt-out units/Regular Shape	總投寄費用 Total Postage: [REDACTED]

Area	No. of units	Postage
General Area: Centralized Letter Boxes	27,440	[REDACTED]
General Area: Door-to-door Delivery	13	[REDACTED]
Outlying Islands & Remote Area	0	[REDACTED]
Total	27,453	[REDACTED]

投寄數量及派遞地區 Quantity of posting and delivery area:

編號 ID	派遞局 Delivery Office	地區 Area:	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
		請看附件 Please See Attachment			
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隨函夾附乙份投寄函件的樣本。 One specimen of the item is attached.

簽署 Signature _____

姓名(請用正楷) Name in block letters: [REDACTED]

職銜 Designation _____

日期 Date _____

公司印章 Company chop

我已閱讀並同意背頁的投寄條款。 I have read and agree to the posting conditions overleaf.

供香港郵政填寫 To be completed by Hongkong Post	編號 Reference No.: TKO/E/14626/21
<p>申請已獲批准。The above application is approved.</p> <p>請於 28-01-2021 前往 將軍澳郵政局 投寄。</p> <p>Please make the above posting on 28-01-2021 at Tseung Kwan O Post Office.</p> <p>如有任何查詢請致電 For enquiries, please contact 2921 2222</p> <p><input type="checkbox"/> 符合資格並選擇豁免「不收取通函」標貼機制(請參閱背頁第4條)。</p> <p>Eligible sender opting for exemptions from the "No Circular Mail" Opt-out sticker Scheme (Please refer to section 4 overleaf).</p>	
日期 / Date:	將軍澳郵政局局長 / Postmaster of Tseung Kwan O Post Office

<p>供申請人參閱 Notes to applicant:</p> <p>香港郵政會將本表格所提供的個人資料用作處理你的申請。</p> <p>The personal data you provide by means of this form will be used by Hongkong Post for processing your application.</p> <p>你有權根據《個人資料(私隱)條例》第18 及22 條以及附表1 第6 項原則的規定，要求查閱及更正你的個人資料，你查閱資料的權利包括取得表格所提供有關你的個人資料。</p> <p>You have a right of access and correction with respect of personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule I of the Personal Data (Privacy) Ordinance.</p> <p>Your right of access includes the right to obtain a copy of your personal data provided by this form.</p> <p>如欲查閱資料，請往郵政局索取查閱資料要求表格 (Pos 736)，填妥後交回辦理。</p> <p>If you wish to do so, please complete the Data Access Request Form (Pos 736) which is available at any post office.</p>

附件

ATTACHMENT

編號 ID	派遞局 Delivery Office	地區 Area	集中信箱 Centralized Letter Boxes	上門派遞 Door-to-door Delivery	離島及偏遠 Outlying Islands & Remote Areas
49720	TKO	藍塘傲	546	0	0
42560	TKO	珀峰（第三座）	388	0	0
48340	TKO	CAPRI	411	13	0
40525	TKO	帝景灣1座	36	0	0
40526	TKO	帝景灣2座	52	0	0
40527	TKO	帝景灣3座	81	0	0
40528	TKO	帝景灣5座	62	0	0
40529	TKO	帝景灣6座	119	0	0
40530	TKO	帝景灣7座	108	0	0
40531	TKO	帝景灣8座	68	0	0
42558	TKO	鑽岸（第一座）	406	0	0
42559	TKO	翠堤（第二座）	425	0	0
44303	TKO	城中駅第十座	382	0	0
39311	TKO	城中駅第六座	395	0	0
44221	TKO	城中駅第七座	398	0	0
44301	TKO	城中駅第八座	398	0	0
44302	TKO	城中駅第九座	396	0	0
52401	TKO	日出康城第5A期MALIBU	1600	0	0
44187	TKO	日出康城第二期A 領都 第一座	392	0	0
44188	TKO	日出康城第二期A 領都 第二座	429	0	0
44189	TKO	日出康城第二期A 領都 第三座	417	0	0
21515	TKO	日出康城第二期A 領都 第五座	426	0	0
21620	TKO	日出康城第二期B 領峰 第六座	463	0	0
44190	TKO	日出康城第二期B 領峰 第七座	462	0	0
21643	TKO	日出康城第二期B 領峰 第八座	464	0	0
44192	TKO	日出康城第二期C 領凱 第十座	361	0	0
44193	TKO	日出康城第二期C 領凱 第十一座	345	0	0
44191	TKO	日出康城第二期C 領凱 第九座	441	0	0
44161	TKO	都會駅第一座	361	0	0
44162	TKO	都會駅第二座	354	0	0
44163	TKO	都會駅第三座	332	0	0
44164	TKO	都會駅第五座	325	0	0
49838	TKO	MONTEREY	860	0	0
39333	TKO	維景灣畔一期第一座	323	0	0
18459	TKO	維景灣畔一期第二座	343	0	0
39334	TKO	維景灣畔一期第三座	342	0	0
39335	TKO	維景灣畔一期第五座	325	0	0
39336	TKO	維景灣畔一期第六座	341	0	0
45591	TKO	維景灣畔二期第十座	351	0	0
45588	TKO	維景灣畔二期第七座	300	0	0
45589	TKO	維景灣畔二期第八座	337	0	0
45590	TKO	維景灣畔二期第九座	321	0	0
45592	TKO	維景灣畔三期第十一座	338	0	0
42564	TKO	維景灣畔三期第十二座	334	0	0
42565	TKO	維景灣畔三期第十三座	343	0	0
42566	TKO	維景灣畔三期第十五座	319	0	0
42567	TKO	維景灣畔三期第十六座	336	0	0
42568	TKO	維景灣畔三期第十七座	352	0	0
51801	TKO	晉海1期	1023	0	0
51991	TKO	晉海2期	1107	0	0
44178	TKO	峻瀝第一座	298	0	0
44179	TKO	峻瀝第二座	300	0	0
44180	TKO	峻瀝第三座	297	0	0
44181	TKO	峻瀝第五座	300	0	0
44182	TKO	峻瀝第六座	300	0	0
44183	TKO	峻瀝第七座	264	0	0
44175	TKO	日出康城第一期首都第一座	363	0	0
44176	TKO	日出康城第一期首都第二座	411	0	0
44177	TKO	日出康城第一期首都第三座	353	0	0
45749	TKO	日出康城第一期首都第五座	337	0	0

45750	TKO	日出康城第一期首都第六座	380	0	0
49382	TKO	唐俊街21號海翩滙	734	0	0
42562	TKO	THE PARKSIDE, 將軍澳唐俊街18號	500	0	0
44194	TKO	天晉二期第1A座	74	0	0
44195	TKO	天晉二期第1B座	72	0	0
44196	TKO	天晉二期第2A座	73	0	0
21768	TKO	天晉二期第2B座	70	0	0
21781	TKO	天晉二期第3A座	78	0	0
44197	TKO	天晉二期第3B座	77	0	0
44198	TKO	天晉二期第5A座	77	0	0
44199	TKO	天晉二期第5B座	75	0	0
40892	TKO	天晉IIIA 1A座	82	0	0
40893	TKO	天晉IIIA 1B座	95	0	0
40894	TKO	天晉IIIA 2A座	86	0	0
40895	TKO	天晉IIIA 2B座	119	0	0
40896	TKO	天晉IIIA 3A座	81	0	0
40897	TKO	天晉IIIA 3B座	119	0	0
40898	TKO	天晉IIIA 5A座	74	0	0
40899	TKO	天晉IIIA 5B座	93	0	0
42561	TKO	晶璽 (第五座)	385	0	0
48565	TKO	TOWER 1 SAVANNAH	58	0	0
48567	TKO	TOWER 2 SAVANNAH	95	0	0
48566	TKO	TOWER 2A SAVANNAH	164	0	0
48568	TKO	TOWER 3A SAVANNAH	96	0	0
48569	TKO	TOWER 3B SAVANNAH	126	0	0
48570	TKO	TOWER 3C SAVANNAH	119	0	0
48572	TKO	TOWER 5 SAVANNAH	42	0	0
48571	TKO	TOWER 5A SAVANNAH	58	0	0
40520	TKO	嘉悅1座	145	0	0
42563	TKO	嘉悅2座	132	0	0
總數 Total			27,440	13	0

新來
新禧



神的
路徑都
滴下
脂油

神
恩
無
量

平安
快樂

萬
歲
的
冠
冕

詩篇 65:11

金福堂
金福堂
金福堂

成人崇拜

兒童崇拜大活動室

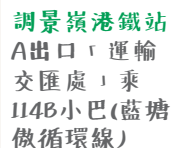
(分級：幼兒/幼稚/初小/高小)
歡迎2歲半或以上各級適齡小朋友參加



主日崇拜時間

第一堂：上午10:00

第二堂：上午11:45



將軍澳港鐵站

B1出口步行約8-10分鐘


日出康城


乘新巴796P巴士到
CAPRI商場門口

基督教宣道會宣嶺堂
將軍澳唐賢街33號
CAPRI地下G02號及地庫B01+B02舖

如因疫情原故暫停實體崇拜，
本堂將會於網上播放崇拜，
詳情請到宣嶺堂網站查詢。



 2117-1001

 5544-1713

 info@qschurch.org.hk

 www.qschurch.org.hk

如你不欲收取通函郵件，請在信箱貼上『不收取通函』標貼。標貼可於全線郵政局、各區民政事務處的民政諮詢中心、公共屋邨辦事處和個別私人屋苑的管理處免費索取。請注意，『不收取通函』標貼機制並不涵蓋由政府及相關機構／立法會議員、區議會議員、選舉候選人 and 根據《稅務條例》第88條合資格獲豁免繳稅的慈善機構所投寄的通函郵件。

Appendix 2

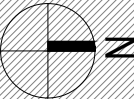
Layout Plans

LEGEND

- APPLICATION SITE BOUNDARY
 - AREA UNDER RESIDENTIAL PORTION OF CAPRI
 - AREA UNDER COMMERCIAL PORTION OF CAPRI
 - EXISTING OPERATION
 - PROPOSED EXTENSION
 - COMMON CORRIDOR (EXISTING OPERATION)
 - COMMON CORRIDOR (PROPOSED EXTENSION)
 - INTERNAL CIRCULATION (EXISTING OPERATION)
 - INTERNAL CIRCULATION (PROPOSED EXTENSION)
 - INTERNAL ESCALATOR (PROPOSED EXTENSION)
 - HALL SEATING
 - FURNITURE
 - PARKING
- 0 2 4 6 8 10 m
1 : 500 scale bar

WATERFRONT PARK SIDE

TONG YIN STREET



Drawing version	Date
FINAL VERSION	08/06/2021
-	-
-	-
-	-

PROJECT: 工程項目
Christian & Missionary Alliance
(C&MA) Good Soil Church,
CAPRI, Tseung Kwan O

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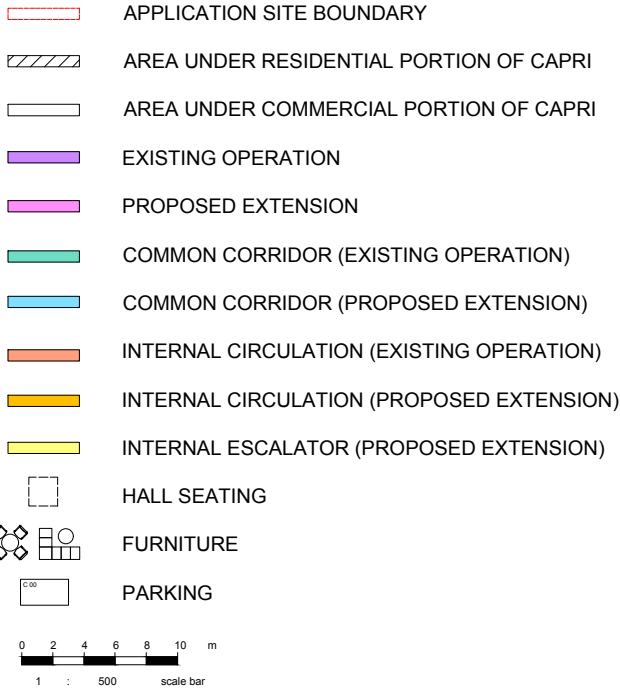


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TITLE: BASEMENT LEVEL 1, OVERALL FLOOR PLAN		圖紙名稱
存檔名稱	JOB NO: PA21005	工程編號

SCALE: 1:500 (A3) 比例	DRAWN BY: KL
DATE: 08/06/2021 日期	CHECKED BY: VL
DRWG.NO. PA21005 Capri, Tseung Kwan O OVERALL BASEMENT	APPROVED BY: VLA

LEGEND



Drawing version	Date
FINAL VERSION	08/06/2021
-	-
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PROJECT: 工程項目

Christian & Missionary Alliance
(C&MA) Good Soil Church,
CAPRI, Tseung Kwan O

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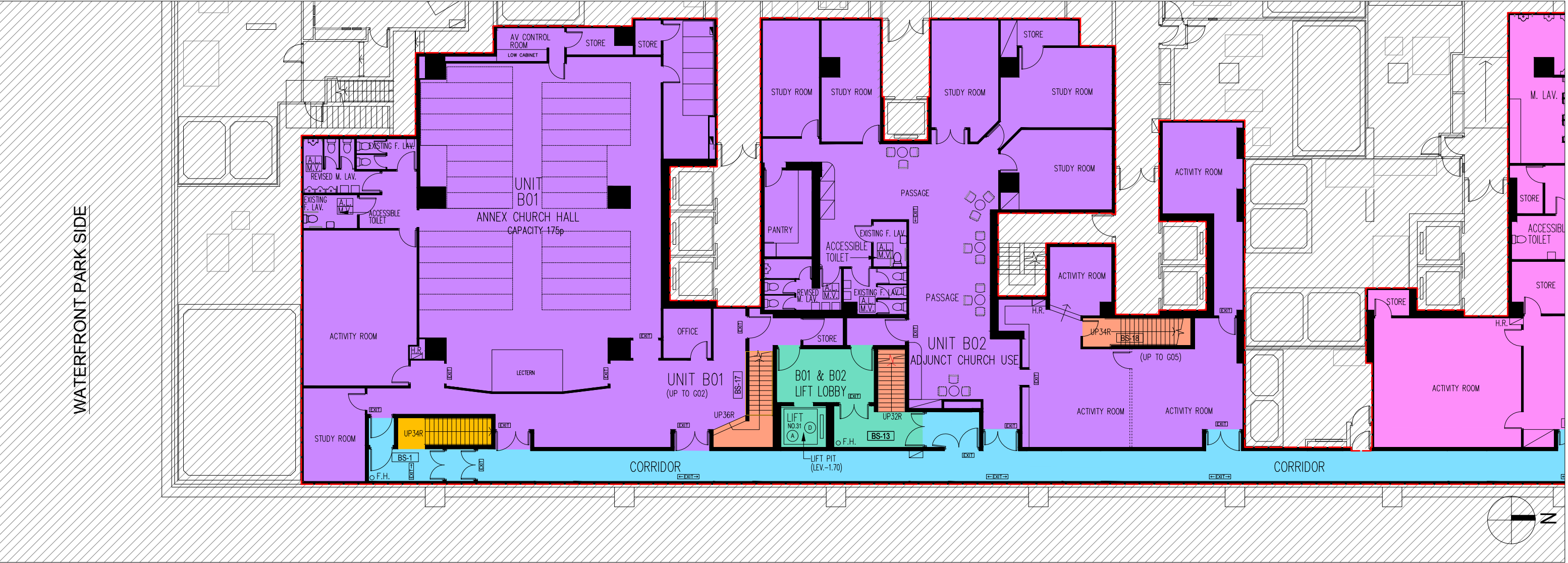
TITLE:	圖紙名稱
GROUND FLOOR LEVEL, OVERALL FLOOR PLAN	
存檔名稱	JOB NO: 工程編號
	PA21005

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PA21005 Capri, Tseung Kwan O_OVERALL GOUND	

LEGEND

- APPLICATION SITE BOUNDARY
- AREA UNDER RESIDENTIAL PORTION OF CAPRI
- AREA UNDER COMMERCIAL PORTION OF CAPRI
- EXISTING OPERATION
- PROPOSED EXTENSION
- COMMON CORRIDOR (EXISTING OPERATION)
- COMMON CORRIDOR (PROPOSED EXTENSION)
- INTERNAL CIRCULATION (EXISTING OPERATION)
- INTERNAL CIRCULATION (PROPOSED EXTENSION)
- INTERNAL ESCALATOR (PROPOSED EXTENSION)
- HALL SEATING
- FURNITURE
- PARKING

GROUND FLOOR PLAN (FROM UNIT G01 - UNIT G07 PARTIAL)

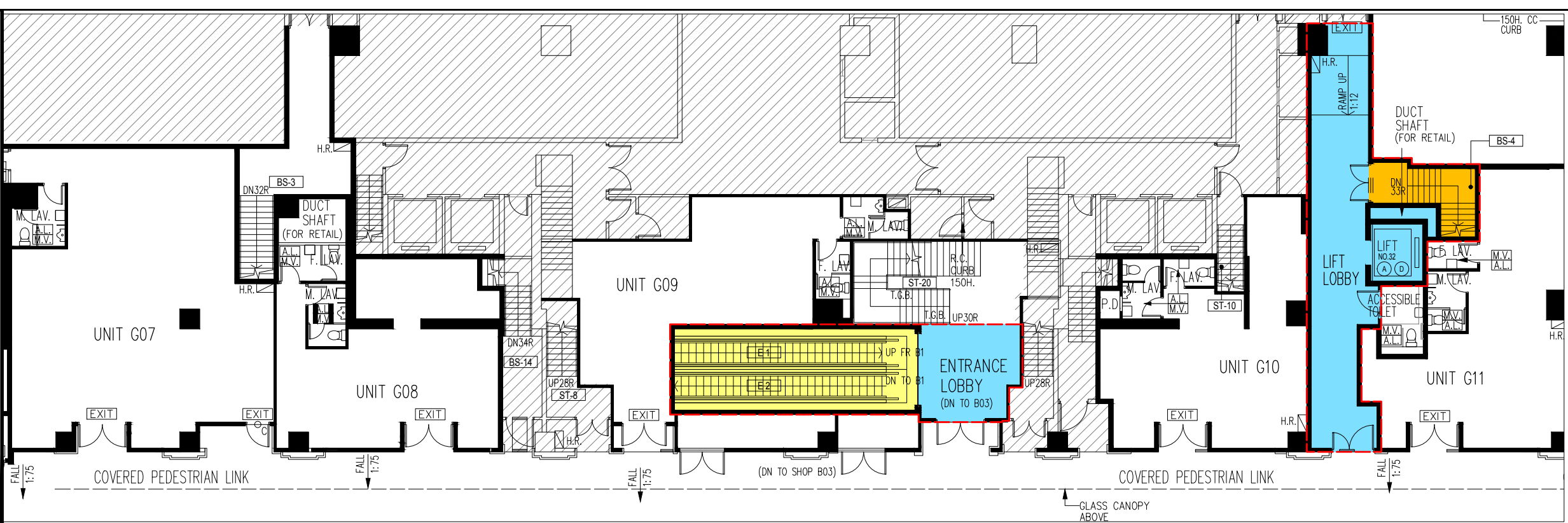


BASEMENT 1 LEVEL PLAN (FROM UNIT B01 - UNIT B03 PARTIAL)

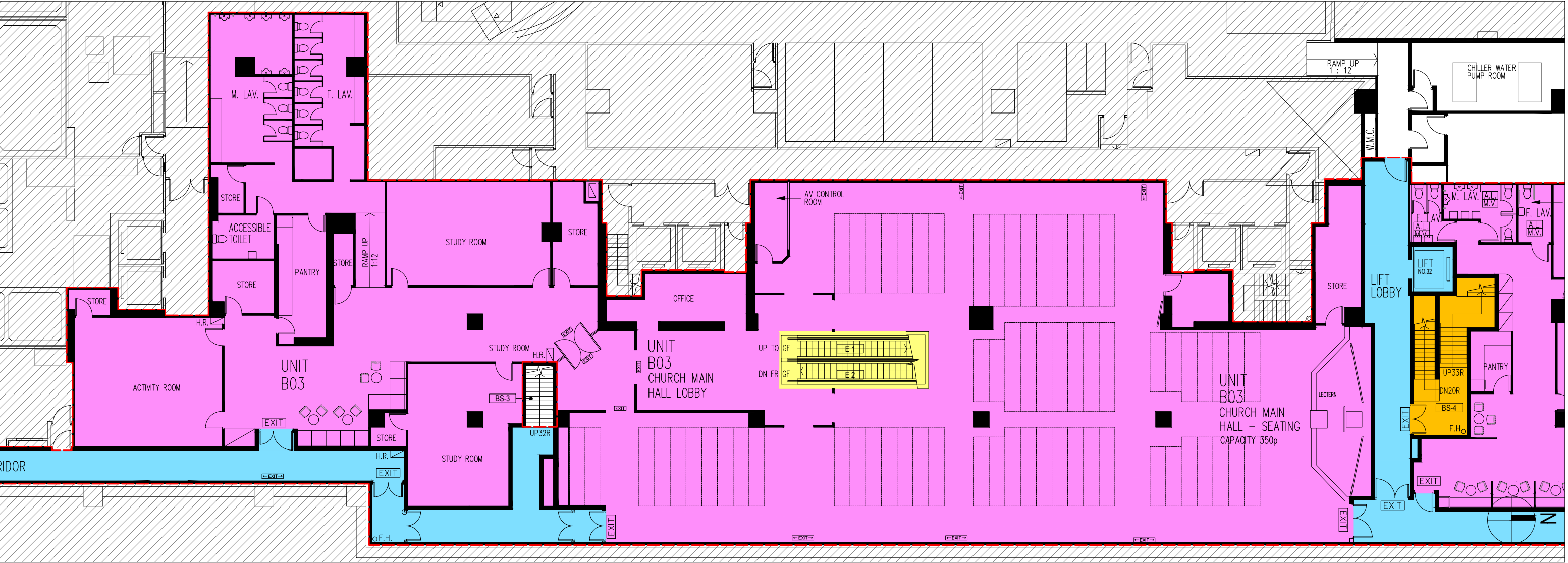
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-	-			存檔名稱	JOB NO: 工程編號 PA21005	DRWG.NO. 圖紙編號 PA21005 Capri, Tseung Kwan O_PART B01 & B02		APPROVED BY: VLA

LEGEND

- APPLICATION SITE BOUNDARY
 - AREA UNDER RESIDENTIAL PORTION OF CAPRI
 - AREA UNDER COMMERCIAL PORTION OF CAPRI
 - EXISTING OPERATION
 - PROPOSED EXTENSION
 - COMMON CORRIDOR (EXISTING OPERATION)
 - COMMON CORRIDOR (PROPOSED EXTENSION)
 - INTERNAL CIRCULATION (EXISTING OPERATION)
 - INTERNAL CIRCULATION (PROPOSED EXTENSION)
 - INTERNAL ESCALATOR (PROPOSED EXTENSION)
 - HALL SEATING
 - FURNITURE
 - PARKING
- 0 1 2 3 4 5 m
1 : 200 scale bar



GROUND FLOOR PLAN (FROM UNIT G06 - UNIT G11 PARTIAL)

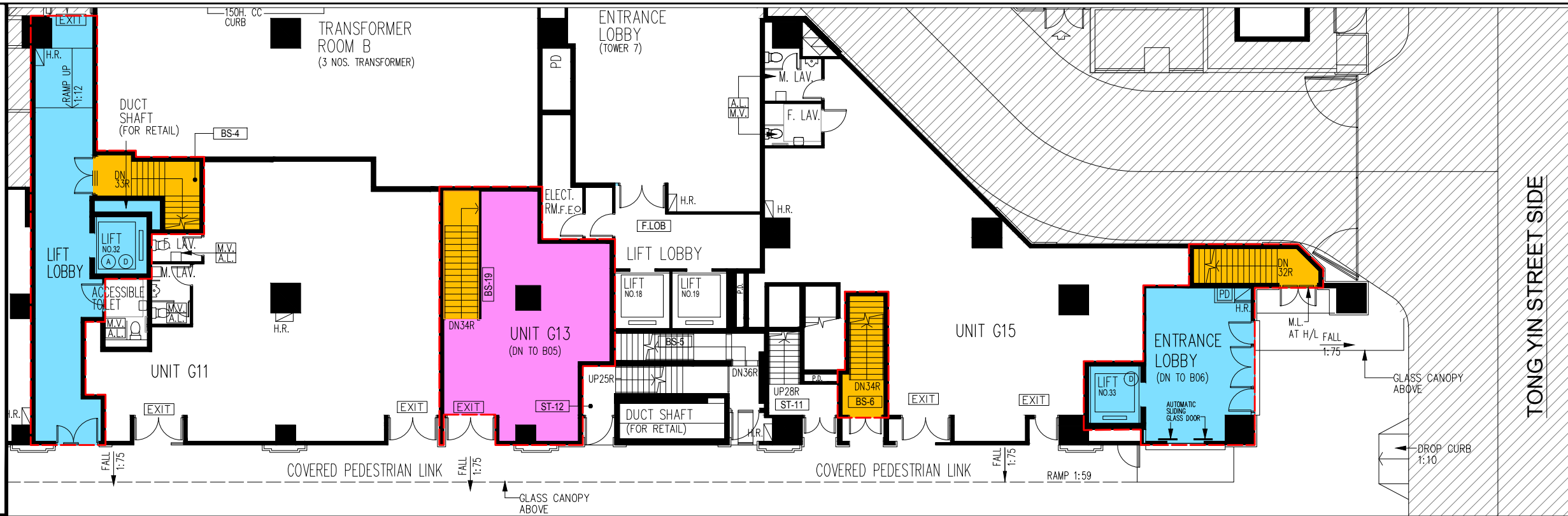


BASEMENT 1 LEVEL PLAN (FROM UNIT B03 - UNIT B05 PARTIAL)

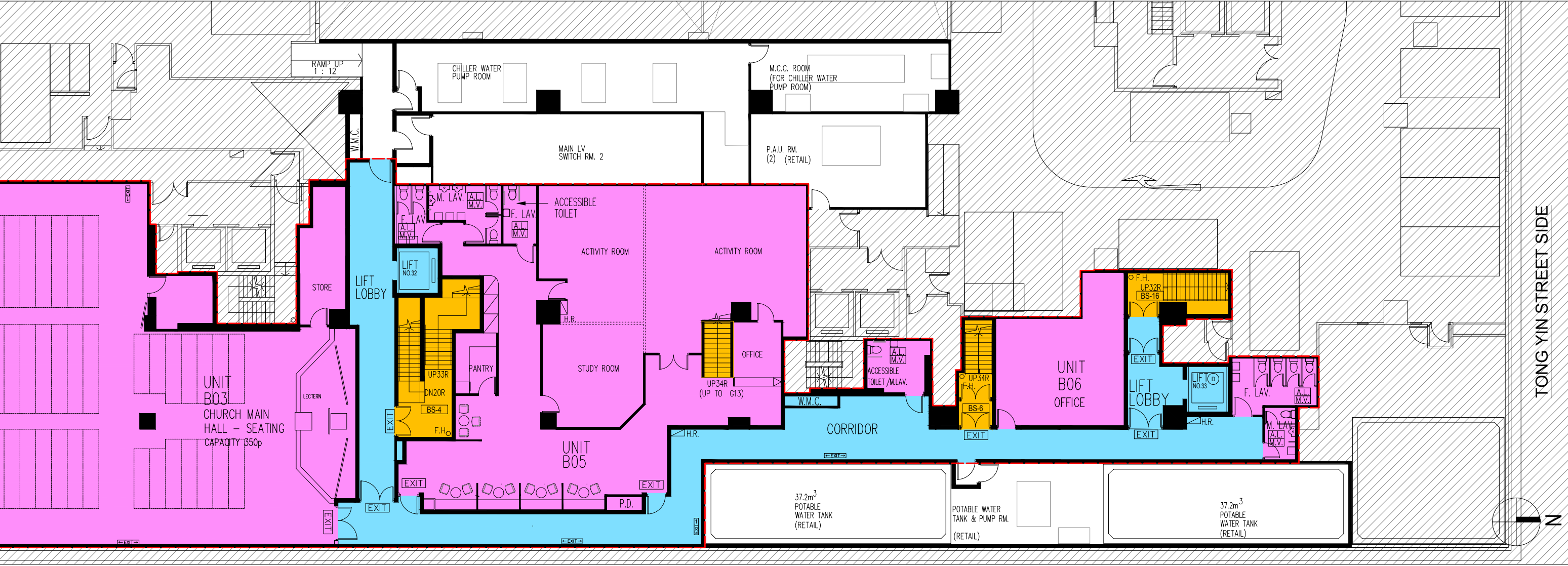
Drawing version FINAL VERSION		Date 08/06/2021	PROJECT: 工程項目 Christian & Missionary Alliance (C&MA) Good Soil Church, CAPRI, Tseung Kwan O	NOTES DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN. COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.	 VINCENT LAI ARCHITECTS LTD. Room 701, 7/F., Bupa Centre, Connaught Rd. West, H.K. Tel : (852)2865 0808 Fax : (852)2861 2662 Email : vla@vlarch.com.hk	TITLE: 圖紙名稱 G09 PART GROUND FLOOR PLAN (ABOVE) B03 PART BASEMENT 1 PLAN (BELOW)		SCALE: 1:200 (A3) 比例	DRAWN BY: KL
-		-				DATE: 08/06/2021 日期		CHECKED BY: VL	
-		-				存檔名稱	JOB NO: 工程編號 PA21005	DRWG.NO. 圖紙編號 PA21005 Capri, Tseung Kwan O_PART B05 & B06	APPROVED BY: VLA
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LEGEND

- APPLICATION SITE BOUNDARY
 - AREA UNDER RESIDENTIAL PORTION OF CAPRI
 - AREA UNDER COMMERCIAL PORTION OF CAPRI
 - EXISTING OPERATION
 - PROPOSED EXTENSION
 - COMMON CORRIDOR (EXISTING OPERATION)
 - COMMON CORRIDOR (PROPOSED EXTENSION)
 - INTERNAL CIRCULATION (EXISTING OPERATION)
 - INTERNAL CIRCULATION (PROPOSED EXTENSION)
 - INTERNAL ESCALATOR (PROPOSED EXTENSION)
 - HALL SEATING
 - FURNITURE
 - PARKING
- 0 1 2 3 4 5 m
1 : 200 scale bar



GROUND FLOOR PLAN (FROM UNIT G10 - UNIT G15 & COMMERCIAL ENTRANCE LOBBY AT TONG YIN STREET)



BASEMENT 1 LEVEL PLAN (FROM UNIT B03 - UNIT B06 PARTIAL)

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FINAL VERSION		08/06/2021					G13 PART GROUND FLOOR PLAN (ABOVE) B05 & B06 PART BASEMENT 1 PLAN (BELOW)		DATE: 08/06/2021 日期	CHECKED BY: VL
-	-	存檔名稱					JOB NO: 工程編號 PA21005	DRWG.NO. 圖紙編號 PA21005 Capri, Tseung Kwan O_PART B05 & B06	APPROVED BY: VLA	
-	-									
-	-									

Appendix 3

Demographic Information and Statistics on Church Development in the District

Demographic information for reference

- 1) Estimated number of Christians in Hong Kong (excluding 166,000 Filipinos) (based on 2016 research): 718,000
- 2) Around 268,822 people in HK attend church worship regularly every week
- 3) Based on 2019 survey, total no. of Chinese Christian churches in HK – 1,305
- 4) No. of churches in Sai Kung – 58 (based on 2016 research)
- 5) Population of Sai Kung District – around 475,300
- 6) Sai Kung church: bears the highest number of serving needs for the population, around 9,140
- 7) Sai Kung: The least ratio of churches versus the no. of population

Sources

Item 1 & 4

<https://www.legco.gov.hk/research-publications/english/1718fs01-religious-facilities-in-hong-kong-20171208-e.pdf>

Item 2

https://christiantimes.org.hk/Common/Reader/News/ShowNews.jsp?Nid=162267&Pid=102&Version=0&Cid=2141&Charset=big5_hkscs

Item 3

<https://hkchurch.files.wordpress.com/2020/05/2019-research.pdf>

Item 5

<https://www.statistics.gov.hk/pub/B11303012019AN19B0100.pdf>

(Appendix 1)

Item 6

https://christiantimes.org.hk/Common/Reader/News/ShowNews.jsp?Nid=162263&Pid=104&Version=0&Cid=2053&Charset=big5_hkscs

Item 7

<https://hkchurch.files.wordpress.com/2020/05/2019-research.pdf>

Appendix 4

Traffic Assessment

**S16 for Proposed Religious Institution (Church)
at the Basement and Ground Floor
Commercial Accommodation of Capri,
No. 33 Tong Yin Street,
Tseung Kwan O, Lot No. TKOTL 125**

**Traffic Assessment
Final Report
June 2021**

Prepared by: CKM Asia Limited

Prepared for: Christian & Missionary Alliance Good Soil Church

**S16 for Proposed Religious Institution (Church)
at the Basement and Ground Floor
Commercial Accommodation of Capri,
No. 33 Tong Yin Street,
Tseung Kwan O, Lot No. TKOTL 125**

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**S16 for Proposed Religious Institution (Church)
at the Basement and Ground Floor
Commercial Accommodation of Capri,
No. 33 Tong Yin Street,
Tseung Kwan O, Lot No. TKOTL 125**

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- 1.1 Location of the Application Site
- 2.1 Housing Estates located near the Application Site
- 2.2 Public Transport Services in the Vicinity of the Application Site
- 3.1 Key Locations along the Pedestrian Routes

1.0 INTRODUCTION

Background

- 1.1 **Capri** at 33 Tong Yin Street in Tseung Kwan O, is a residential development with shops provided in the podium, i.e., the 1st floor, ground floor and in the basement. The Church currently operates in parts of the basement 1 level and ground floor units, namely units B01 and the corresponding upper duplex portion at G02, together with units B02 and the corresponding access stairway at G05A ("the Church"). This application proposes to expand the current operations of the Church to include unit G05 as the corresponding upper duplex portion of the existing B02, together with the inclusion of B03, B06, B05 and its corresponding upper duplex portion of G13 ("the Proposed Church"). It also proposes to enable the Church to operate permanently to serve the local community at this location. The location of the Application Site is shown in Figure 1.1.
- 1.2 CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Proposed Church to prepare a traffic assessment in support of the proposed use. This report describes the traffic assessment undertaken.

Scope of Study

- 1.3 The main objectives of this Study are as follows:
- To review the existing traffic conditions in the vicinity of the Application Site, including the pedestrian facilities and the availability of public transport services.
 - To present the background information of the Church attendees, transport mode used and the availability of transport services and facilities.

Contents of the Report

- 1.4 After this introduction, the remaining chapters contain the following:
- chapter two - describes the existing situation
 - chapter three - presents development parameters, internal transport facilities, transport mode used by attendees and elaboration on the transport facilities
 - chapter four - summarises the traffic assessment

2.0 THE EXISTING SITUATION

Site Location

- 2.1 **Capri** fronts onto Tong Yin Street to the north and west, the **Alto Residences** to the east. To the south is the Tseung Kwan O Waterfront Park. The Proposed Church is mainly located in the basement to the eastern side of **Capri** and access to the Proposed Church is via unit nos. G02, G05, G05A and G13.

Information of the existing Church

- 2.2 At present, the Church uses unit nos. G02, G05A, B01 and B02 which has a total Gross Floor Area ("GFA") of 960.797m². Prior to the introduction of COVID-19 pandemic social distancing measures, the main Sunday Service of the Church had around 175 attendees. Since its establishment in Tseung Kwan O, the Church has been reaching out to residents living in the immediate neighbourhood, say, within 1 kilometer from **Capri**. Hence, some 80% of the church attendees live nearby. Figure 2.1 shows the walking distance from the housing estates located in the immediate neighbourhood from **Capri**.

Pedestrian Facilities

- 2.3 **Capri** is well-connected with footpaths and cycle tracks. To the immediate south is the Tseung Kwan O Waterfront Park, which has good pedestrian and cycle track connections to the other parts of Tseung Kwan O. Tong Yin Street has wide footpaths and cycle track.

Public Transport Facilities

- 2.4 Numerous franchised bus and minibus routes operate within 800m from the Application Site. In addition, the Application Site is located 600m or 8 minutes' walk from the Tiu Keng Leng MTR Station, and 800m or 11 minutes' walk from the Tseung Kwan O MTR Station.
- 2.5 Details of the franchised bus and green minibus routes with stops located in the vicinity of **Capri** are presented in Table 2.1, and the locations of the public transport services are illustrated in Figure 2.2.

TABLE 2.1 PUBLIC TRANSPORT SERVICES OPERATING CLOSE TO THE APPLICATION SITE

Route No.	Routing	Frequency (min)	
		Weekday	Weekend
CTB A29P	Airport → Tseung Kwan O	60	
CTB E22A	Tseung Kwan O → Asia World Expo	30	
CTB E22A	Asia World Expo → Tseung Kwan O	25 – 30	
CTB E22C	Tiu Keng Leng → Aircraft Maintenance Area	6:08am, 6:18am, 6:25am	6:18am, 6:25am
CTB E22C	Aircraft Maintenance Area → Tiu Keng Leng	5:05am, 6:05am, 8:05am	5:05am, 6:05am

Route No.	Routing	Frequency (min)	
		Weekday	Weekend
CTB E22S	Tseung Kwan O → Tung Chung (Mun Tung Estate)	5:35am	-
CTB E22S	Tung Chung (Mun Tung Estate) → Tseung Kwan O	6:50am, 7:05am, 7:20am	-
CTB N29	Tseung Kwan O → Tung Chung	3:50am, 4:20am, 4:50am	
CTB N29	Tung Chung → Tseung Kwan O	00:15am, 1:10am	
KMB 290	Choi Ming → Tsuen Wan West	10 – 20	20
KMB 290A	Choi Ming → Tsuen Wan West	10 – 25	20 – 25
KMB 290B	Tseung Kwan O Industrial Estate → Tsuen Wan West	17:15	-
KMB 290B	Tsuen Wan West → Tseung Kwan O Industrial Estate	6:45am	-
KMB 290X	Lohas Park → Tsuen Wan West	20 – 30	25 – 30
KMB 290X	Tsuen Wan West → Lohas Park	20 – 35	30 – 35
KMB N290	Tsuen Wan West → Lohas Park	00:50am, 1:20am	
KMB N293	Sheung Tak → Mong Kok East	15 – 20	
KMB/NWFB N691	Macau Ferry → Tiu Keng Leng	20 – 30	
KMB/NWFB N691	Tiu Keng Leng → Macau Ferry	20 – 30	
NWFB 694	Tiu Keng Leng → Siu Sai Wan	15 – 20	15 – 25
NWFB 694	Siu Sai Wan → Tiu Keng Leng	15 – 20	20 – 25
NWFB 792M	Tseung Kwan O → Sai Kung	17 – 20	
NWFB 792M	Sai Kung → Tseung Kwan O	15 – 25	
NWFB 796C	Oscar By The Sea → So Uk	11 – 20	15 – 20
NWFB 796C	So Uk → Oscar By The Sea	12 - 20	
NWFB 796E	Tseung Kwan O Industrial Estate → So Uk	7:05am, 7:30am, 7:55am, 8:20am	-
NWFB 796E	So Uk → Tseung Kwan O Industrial Estate	5:35pm	-
NWFB 796P	Lohas Park → Tsim Sha Tsui East	15 - 20	20
NWFB 796P	Tsim Sha Tsui East → Lohas Park	15 - 20	20
NWFB 796S	Tseung Kwan O – Ngau Tau Kok (Circular)	5:30am, 6:00am 00:40am, 1:10am	
NWFB 796X	Tseung Kwan O → Tsim Sha Tsui East	11 - 25	12 - 25
NWFB 796X	Tsim Sha Tsui East → Tseung Kwan O	12 - 20	10 - 20
NWFB 798	Tiu Keng Leng → Fo Tan (Chun Yeung Estate)	10 – 20	12 - 20
NWFB 798	Fo Tan (Chun Yeung Estate) → Tiu Keng Leng	12 - 30	
NWFB 798B	Lohas Park → Sha Tin Station	7:05am	-
NWFB 798B	Sha Tin Station → Lohas Park	6:30pm	-
NWFB N796	Tsim Sha Tsui East – Tseung Kwan O (Circular)	20 – 30	
GMB 108A	Choi Ming Public Transport Interchange → Hang Hau	6 – 15	

Route No.	Routing	Frequency (min)	
		Weekday	Weekend
GMB 108A	Hang Hau → Choi Ming Public Transport Interchange	6 – 15	
GMB 110	Tiu Keng Leng Station – Kowloon City (Circular)	15 – 30	
GMB 110A	Kowloon Bay (Kai Cheung Road) → Tiu Keng Leng	10 – 30	
GMB 112S	TKO Public Transport Exchange → TKO Industrial Estate	30	
GMB 114A	Tseung Kwan O – Ocean Wings (Circular)	4 – 10	

Note: NWFB – New World First Bus KMB – Kowloon Motor Bus CTB – Citybus GMB – Green Minibus

3.0 THE PROPOSED CHURCH

Major Activities on Sundays for Existing Church and Proposed Church

- 3.1 The major activities on Sundays for the existing Church are: (i) morning prayer meeting, (ii) Sunday Bible Study – 2 sessions, and (iii) Sunday Service – 2 sessions. These major Sunday activities will be maintained by the Proposed Church, except for the change to timing and the number of expected attendees.
- 3.2 The major activities on Sundays for the existing Church is presented in Table 3.1, and those for the Proposed Church in Table 3.2.

TABLE 3.1 MAJOR ACTIVITIES OF THE EXISTING CHURCH ON SUNDAYS

Number of Attendees																	
Arrival	50			200								95					
Departure										95							250
Accumulated	50			250						155		250					0
Time (hours)																	
	915	930	945	1000	1015	1030	1045	1100	1115	1130	1145	1200	1215	1230	1245	1300	1330
Number of Attendees																	
Prayer Meeting	50																
Bible Study							75								75		
Sunday Service							175								175		

TABLE 3.2 MAJOR ACTIVITIES OF THE PROPOSED CHURCH ON SUNDAYS

Number of Attendees																	
Arrival	175		175		350							350					
Departure											350					175	525
Accumulated	175		350		700						350		700			525	0
Time (hours)																	
	830	845	900	915	930	945	1000	1015	1030	1045	1100	1115	1130	1145	1200	1215	1230
Number of Attendees																	
Prayer Meeting	175																
Bible Study							175								175		
Sunday Service							525								525		

- 3.3 For the Proposed Church, Table 3.2 shows that the major movement of attendees is around 1100 – 1130 hours, when 350 start to depart and 350 arrive, ie, 2-way movement of 700 attendees. For the existing Church, the corresponding peak hour has 95 departing and 95 arriving, say, 2-way movement of 190 attendees.

- 3.4 It is noted that generally attendees arrive up to 15 minutes prior to the start of an activity but at the end of an activity, attendees take longer to leave, say, within 15 to 45 minutes.

Development Parameters

- 3.5 The Proposed Church will provide a total of 525 seats in the main hall where the Sunday services are held. Up to 175 seats will be provided in the study and activity rooms, where the Sunday Bible Studies are held. A comparison of the floor space currently used and in future by the Proposed Church is presented in Table 3.3.

TABLE 3.3 COMPARISON OF FLOOR SPACE

Item	Usable Floor Area	Gross Floor Area
Existing Church Operation G02, G05A, B01 and B02	718.718m ²	960.797m ²
Proposed Church G02, G05, G05A, G13, B01, B02, B03, B05 and B06	2,051.517m ²	3,185.067m ²
Change=	+ 1,332.799m²	+ 231%

- 3.6 The Proposed Church will occupy 2,051.517m² (usable floor area) which is equivalent to 38.13% of the total shop spaces in **Capri** of 5,380.865m². A total of 77 car parking spaces are provided for the shops in **Capri** and number of car parking spaces allotted to 38.13% of the shop space to be occupied by the Proposed Church is 29 spaces.
- 3.7 Based on 2,051.517m² (UFA) for shops, the total occupancy is estimated to be about 700 persons, which is similar to anticipated number of attendees in the Proposed Church.

HKPSG Recommendation of Internal Transport Facilities for the Proposed Church

- 3.8 The recommended internal transport facilities by the Hong Kong Planning Standard and Guidelines ("HKPSG") and the provision of the Proposed Church are compared and presented in Table 3.4.

TABLE 3.4 COMPARISON OF INTERNAL TRANSPORT FACILITIES FOR THE PROPOSED CHURCH

Item	HKPSG Recommendations	Proposed Church
Car Parking Space	<i>Church (525 seats in the main hall & 175 in study rooms):</i> 0 to 1 per 16 seats Minimum = 700 / 16 x 0 = 0 Maximum = 700 / 16 x 1 = 43.8, say, 44	29 nos. > minimum of 0, < maximum of 44, OK
Small Coach Bay	1 to 2 bays (9m x 3.5m) for small coaches: Minimum = 1 Maximum = 2	Nil (not required to serve the Proposed Church)

- 3.9 Table 3.4 shows that with the Proposed Church provides car parking spaces equivalent to 66% (i.e. 29 / 44) of the HKPSG maximum recommendation. The Proposed Church did not and will not operate a coach pick-up service, hence, small coach bay is not provided.

Transport Mode of the Church Attendees

- 3.10 The transport mode used by the attendees of the existing Church operation is presented in Table 3.5.

TABLE 3.5 TRANSPORT MODE USED BY EXISTING ATTENDEES OF THE PROPOSED CHURCH

Transport Mode	Percentage
Car and taxi	4%
Franchised bus and minibus	1%
MTR	39%
Walk	56%
Total	100%

- 3.11 Table 3.5 shows that the majority of the church attendees walk to **Capri**, or use the MTR and walk, and very few use car and taxi, and franchised bus and minibus. In view that the Proposed Church will continue to serve and reach-out to the housing estates in the vicinity, the transport mode used by the additional attendees are expected to be the same. In addition, some of the additional attendees are not new members of the church but "*biological growth*", i.e., children born to the existing attendees, or non-church going spouse or children joining an existing attendee.

Elaboration on the Transport Facilities

- 3.12 Further elaboration on the transport facilities stated in Table 3.5 is provided in the following paragraphs.

(i) Car Parking Spaces

- 3.13 As shown in Table 3.4, the Proposed Church will provide 29 car parking spaces, which is equivalent to 66% of the HKPSG maximum recommendation. In view that only 4% of the church attendees are expected to drive to the Proposed Church, this demand of 11 car parking space (*Calculation: 525 attendees X 4% using cars / occupancy of 2 per vehicle = 10.5, say 11*) could be easily met.

(ii) Franchised Bus and Minibus and MTR

- 3.14 The franchised bus, minibus and the MTR have lower occupancies on Sundays. Since there are limited attendees use these services even when the Proposed Church is in operation, no capacity problem is anticipated.

(iii) Walk

- 3.15 Figure 3.1 shows the key locations along the pedestrian routes in the vicinity of **Capri** used by the attendees.

Assessment on the Pedestrian Route – Existing Sunday Peak Hour

- 3.16 Based on the pedestrian counts were conducted on Sunday 25th April 2021 at the key locations and details of the existing performance of these key locations are presented in Table 3.6.

TABLE 3.6 ASSESSMENT OF THE PEDESTRIAN ROUTES USED BY THE ATTENDEES FOR THE EXISTING SUNDAY PEAK

Ref	Footpath	Footpath Width	Capacity (ped / 15min) ⁽¹⁾ [a]	Observed Pedestrian Flow (ped/15min) [b]	Observed Pedestrian Flow / Capacity [b] / [a]
P1	Tong Yin Street (Southern side) east of <i>Ocean Shores</i>	2.9m	1,000	90	0.09
P2	Tong Yin Street (Southern side) fronting <i>Capri</i>	3.1m	1,070	54	0.05
P3	Chi Shin Street (Northern side) east of its junction with Tong Yin Street	3.3m	1,138	75	0.07
P4	Chi Shin Street (Southern side) of its junction with Tong Yin Street	3.5m	1,207	174	0.14
P5	Tong Chun Street (Eastern side) north of its junction with Chi Shin Street	3.5m	1,207	276	0.23
P6	Tong Yin Street (Eastern side) south of its junction with Chi Shin Street	3.5m	1,207	270	0.22

⁽¹⁾ LOS C with flow rate of 23 – 33 pedestrian / minute / meter, and the conservative rate of 23 is adopted.

- 3.17 Table 3.6 shows that the pedestrian routes used by the attendees currently operate with flow / capacity of ranging from 0.05 to 0.23, which are very low.

Assessment on the Pedestrian Route – Sunday Peak Hour with the Proposed Church

- 3.18 As shown in Table 3.2, during the Sunday peak hour, some 350 attendees will leave and 350 will arrive. During this hour, the existing Church has some 95 arriving and 95 departing. Based on the net increase, the transport mode (see Table 3.5) and the pedestrian routings, the impact of the additional attendees on the pedestrian routes is assessed and presented in Table 3.7.

TABLE 3.7 ASSESSMENT OF THE PEDESTRIAN ROUTES USED BY THE ATTENDEES
FOR THE EXISTING SUNDAY PEAK

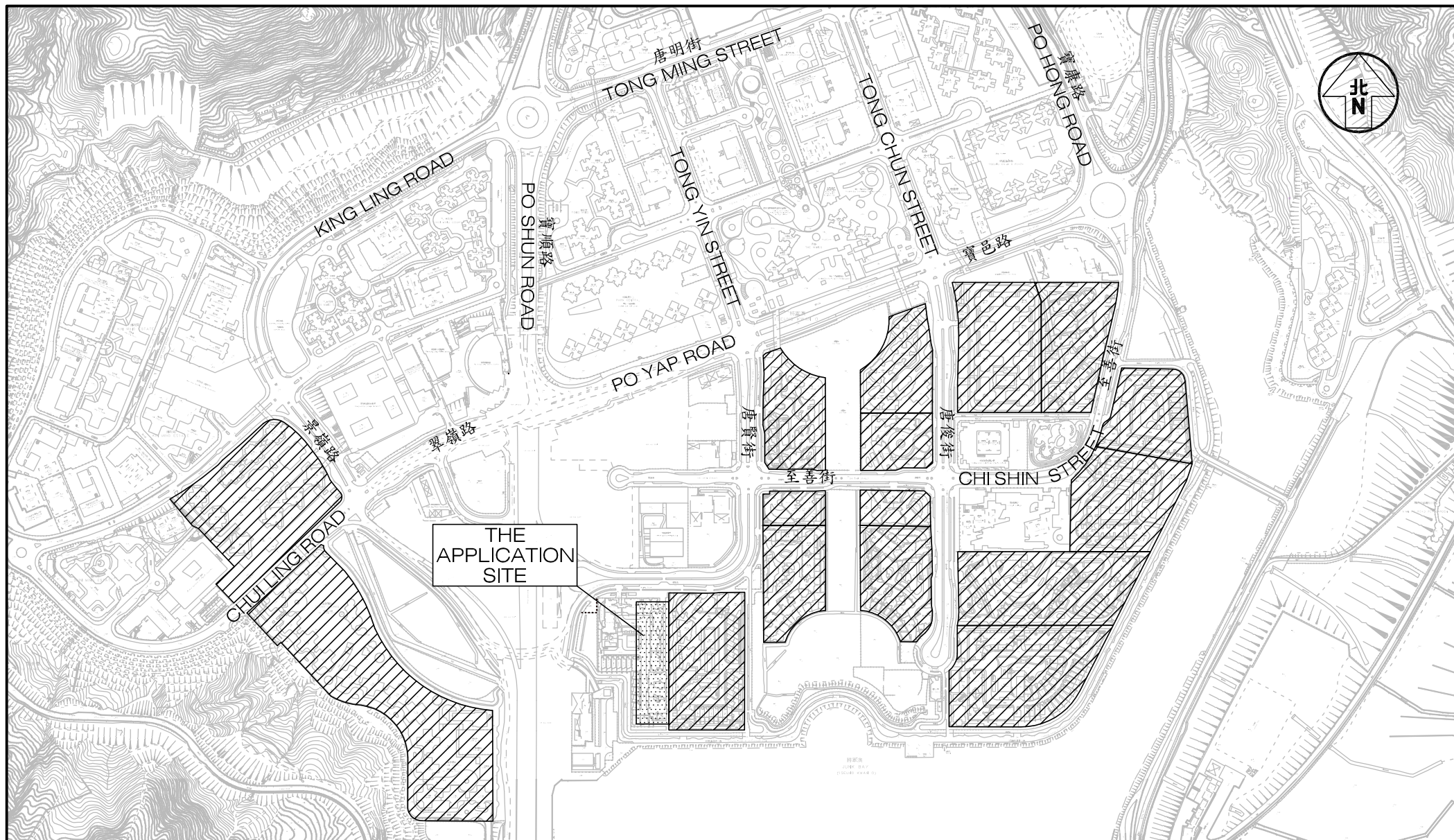
Ref	Footpath	Footpath Width	Capacity (ped / 15min) ⁽¹⁾ [a]	Pedestrian Flow with the Proposed Church (ped/15min) [b]	Observed Pedestrian Flow / Capacity [b] / [a]
P1	Tong Yin Street (Southern side) east of <i>Ocean Shores</i>	2.9m	1,000	119	0.12
P2	Tong Yin Street (Southern side) fronting <i>Capri</i>	3.1m	1,070	112	0.10
P3	Chi Shin Street (Northern side) east of its junction with Tong Yin Street	3.3m	1,138	83	0.07
P4	Chi Shin Street (Southern side) of its junction with Tong Yin Street	3.5m	1,207	219	0.18
P5	Tong Chun Street (Eastern side) north of its junction with Chi Shin Street	3.5m	1,207	280	0.23
P6	Tong Yin Street (Eastern side) south of its junction with Chi Shin Street	3.5m	1,207	328	0.27

(1) LOS C with flow rate of 23 – 33 pedestrian / minute / meter, and the conservative rate of 23 is adopted.

- 3.19 Table 3.7 shows that for the case with the Proposed Church, the pedestrian routes used by the attendees are expected to operate with flow / capacity of ranging from 0.10 to 0.27, and the impact of the Proposed Church is negligible.

4.0 SUMMARY

- 4.1 The Proposed Church currently occupies unit nos. B01, B02, G02 and G05A of the commercial portion of **Capri**. This planning application is for addition of space to include unit nos. B03, B05, B06, G05 and G13. **Capri** is located at 33 Tong Yin Street in Tseung Kwan O. It is well-connected with footpaths and cycle tracks and fronts onto the Tseung Kwan O Waterfront Park.
- 4.2 In view that the Proposed Church has been reaching out to residents living in the immediate neighbourhood, some 80% of the church attendees live nearby. Hence, the majority of the church attendees walk to **Capri**, or use the MTR, and very few use car and taxi, and franchised bus and minibus.
- 4.3 In view that the Proposed Church will continue to serve and reach-out to the housing estates in the vicinity, the transport mode used by the additional attendees are expected to be the same.
- 4.4 In addition to the franchised bus and minibus routes which operate nearby, the Application Site is located close to 2 MTR stations, including the Tiu Keng Leng MTR Station and the Tseung Kwan O MTR Station.
- 4.5 The pedestrian routes used by the attendees currently operate with very low flow / capacity on a Sunday morning, when the main church service is held. Even with the additional attendees, say, increase from 190 to 700 (2-way) during the Sunday peak hour of around 11am, there will be negligible impact to the key locations along the pedestrian routes.
- 4.6 From traffic engineering grounds, the Proposed Church is acceptable.



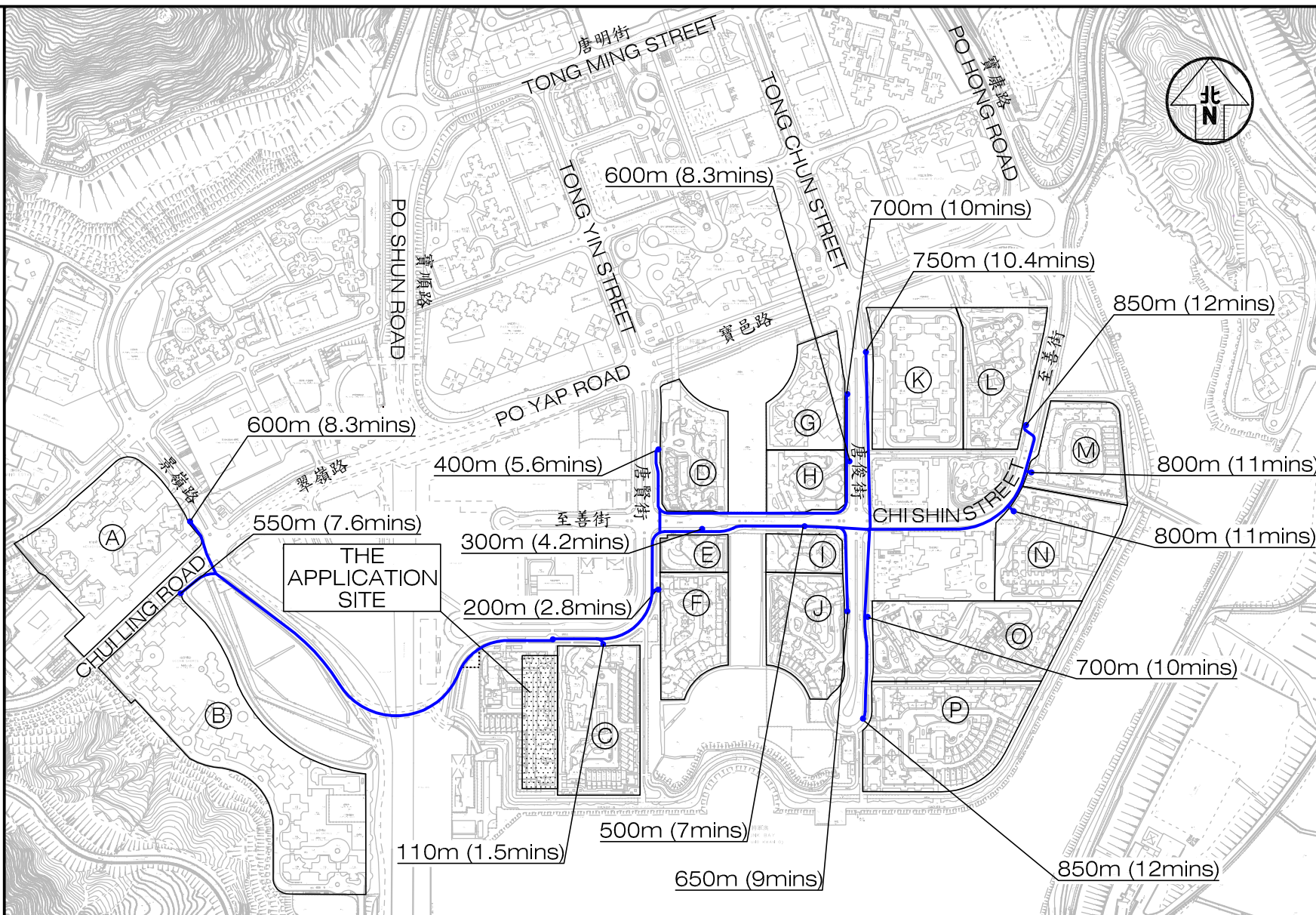
Project Title S16 FOR PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT THE BASEMENT AND GROUND FLOOR COMMERCIAL ACCOMMODATION OF CAPRI, NO. 33 TONG YIN STREET, TSEUNG KWAN O, LOT NO. TKOTL 125	Figure No. 1.1	Revision A						
Figure Title LOCATION OF THE APPLICATION SITE	<table border="1"> <tr> <td>Designed by C K M</td><td>Drawn by S C Y</td><td>Checked by K C</td></tr> <tr> <td colspan="2">Scale in A4 1 : 7,500</td><td>Date 18 MAY 2021</td></tr> </table>	Designed by C K M	Drawn by S C Y	Checked by K C	Scale in A4 1 : 7,500		Date 18 MAY 2021	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Designed by C K M	Drawn by S C Y	Checked by K C						
Scale in A4 1 : 7,500		Date 18 MAY 2021						

NAME: HOUSING ESTATE

- (A) Metrotown
- (B) Ocean Shores
- (C) Alto Residences
- (D) The Wing III A
- (E) The Wing III B
- (F) Corinthia by the Sea
- (G) The Wing II
- (H) The Parkside
- (I) Twin Peaks
- (J) Ocean Wings
- (K) Bauhinia Garden
- (L) Yee Ming Estate
- (M) Savannah
- (N) Yung Ming Court
- (O) The Papillons
- (P) Monterey

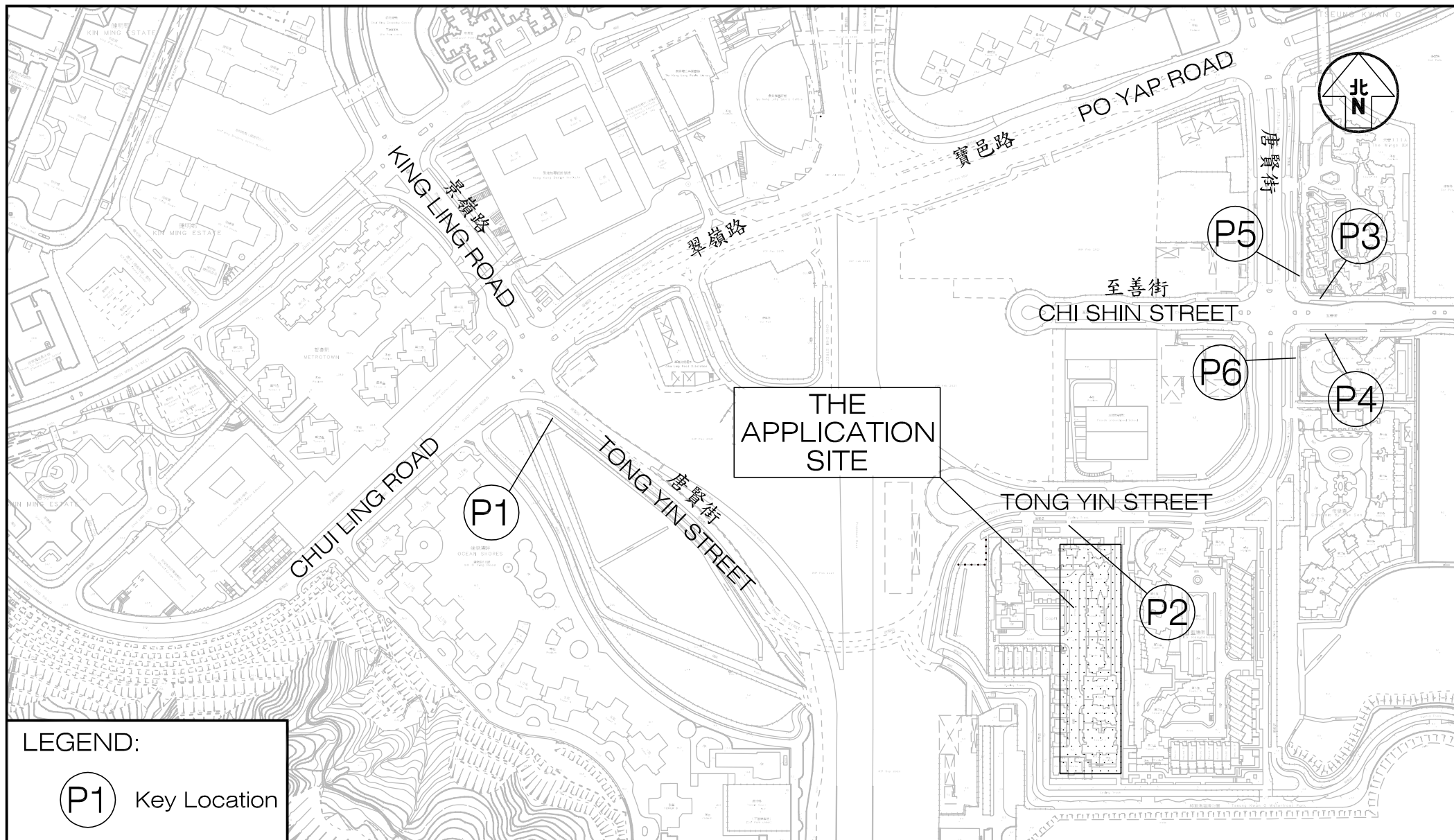
LEGEND:

— Walking route with distance (time)



Project Title	S16 FOR PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT THE BASEMENT AND GROUND FLOOR COMMERCIAL ACCOMMODATION OF CAPRI, NO. 33 TONG YIN STREET, TSEUNG KWAN O, LOT NO. TKOTL 125	Figure No. 2.1	Revision A
Figure Title	HOUSING ESTATES LOCATED NEAR THE APPLICATION SITE	Designed by C K M	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
		Drawn by S C Y	Checked by K C
		Scale in A4 1 : 7,500	Date 18 MAY 2021

T:\JOB\J7050-J7099\J7081\2021 05\Fig 2.1 RevA.dwg



LEGEND:

(P1) Key Location

Project Title S16 FOR PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT THE BASEMENT AND GROUND FLOOR
COMMERCIAL ACCOMMODATION OF CAPRI, NO. 33 TONG YIN STREET, TSEUNG KWAN O, LOT NO. TKOTL 125 J7081

Figure Title
KEY LOCATIONS ALONG THE PEDESTRIAN ROUTES

Figure No. 3.1
Revision A

Designed by C K M
Drawn by S C Y
Checked by K C

Scale in A4 1 : 4,000
Date 18 MAY 2021

CKM Asia Limited

Traffic and Transportation Planning Consultants

21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Ref. No.: A/TKO/124

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

Date: 3 August, 2021

By Email and Hand

Dear Sirs,

Section 16 Planning Application

**Proposed Religious Institution (Church) at the Basement and Ground Floor
Commercial Accommodation of Capri, No.33 Tong Yin Street, Tseung Kwan O,
Lot No. TKOTL 125**

I refer to the subject application which was submitted to the Town Planning Board on the 16th of June, 2021.

On behalf of the Applicants, we would like to clarify that the Tseung Kwan O OZP number has been updated; and the proposed Church use would not be providing any additional car parking spaces in the Capri development. Enclosed, we would therefore like to submit replacement pages of the Application Form and the Planning Statement.

Should you have any questions, please feel free to contact us at 2418 2880.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

Encl.

c.c. Client and Consultants (By Email)

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)

The proposed development (Religious Institution (Church) use) is anticipated to be completed by June 2022.

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</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))</p> <p>Tong Yin Street</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</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>_____</p> <p>_____</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</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>_____</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

(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/>	0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	0

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
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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

Executive Summary 行政摘要 (以英文版本為準)

- S.1 This Section 16 planning application seeks approval from the Town Planning Board (TPB) for a proposed religious institution (church) use at the basement 1 and ground floor commercial accommodation of Capri, No.33 Tong Yin Street in Tseung Kwan O. The Application Site is within Areas (a) and (b) of the "Residential (Group A)6" zone on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/28. The proposed religious institution (church) is a compatible use that falls under Column 2, which requires planning permission from the TPB.

本第十六條申請旨在尋求城市規劃委員會核准位於將軍澳唐賢街 33 號 CAPRI 商業部分地下及地庫的擬議宗教機構（教堂）的申請。申請地點位於將軍澳分區計劃大綱圖 S/TKO/28 上的「住宅(甲類)6」(a) 區及 (b) 區地帶。擬議的宗教機構（教堂）用途屬《註釋》的「第二欄」用途，須取得城規會的規劃許可。

- S.2 The Applicant, Christian & Missionary Alliance Good Soil Church, currently operates church functions within parts of the Application Site, and the proposed church use seeks to enable the expansion of its existing operations to the other parts. The Application Site has a Gross Floor Area (GFA) of about 3,185.1 m², and is made up of the commercial units of the existing operation and the proposed extension of the church (about 2,363.3 m² GFA), as well as the common circulation spaces (about 821.8 m² GFA).

申請人 一基督教宣道會宣嶺堂，目前在申請地點進行宗教活動；擬議教堂用途申請旨在將目前的宗教用途擴展至毗鄰地方。申請地點的總樓面面積大約是 3,185.1 平方米，部份正進行商業用途，部份則擬議用作教堂用途（約佔總樓面面積 2,363.3 平方米），及公用通道（約佔總樓面面積 821.8 平方米）。

- S.3 The proposed extension will meet existing and long-term community needs for a Christian church in the area, particularly given the growing population in Tseung Kwan O and the current deficit of churches in the local area. The proposal will increase the capacity of the church to accommodate a total of 700 people at any given period (from its existing operation that accommodates 250 people). Ultimately, the Applicant seeks to extend its existing church operations to adequately serve the local community.

擬議的擴展符合公眾對區內基督教教堂現有及長遠的社區需要，尤其是區內人口增長迅速，但區內缺乏教堂設施。擬議的計劃有助提高教堂使用量至 700 人，與目前的 250 人相比，可說是大提升。申請人希望通過擴展申請，令服務能拓展至惠及整個社區。

- S.4 The proposed church use is compatible with the other existing uses at the commercial accommodation of Capri, as well as the surrounding developments and uses. The

3.2 Statutory Planning Context

- 3.2.1 The Application Site falls within Areas (a) and (b) of the “Residential (Group A)6” [“R(A)6”] zone on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/28 (the “OZP”). (Figure 8) The site is situated by the Tseung Kwan O Waterfront Park, which is a planned residential area supported by community and open space facilities.

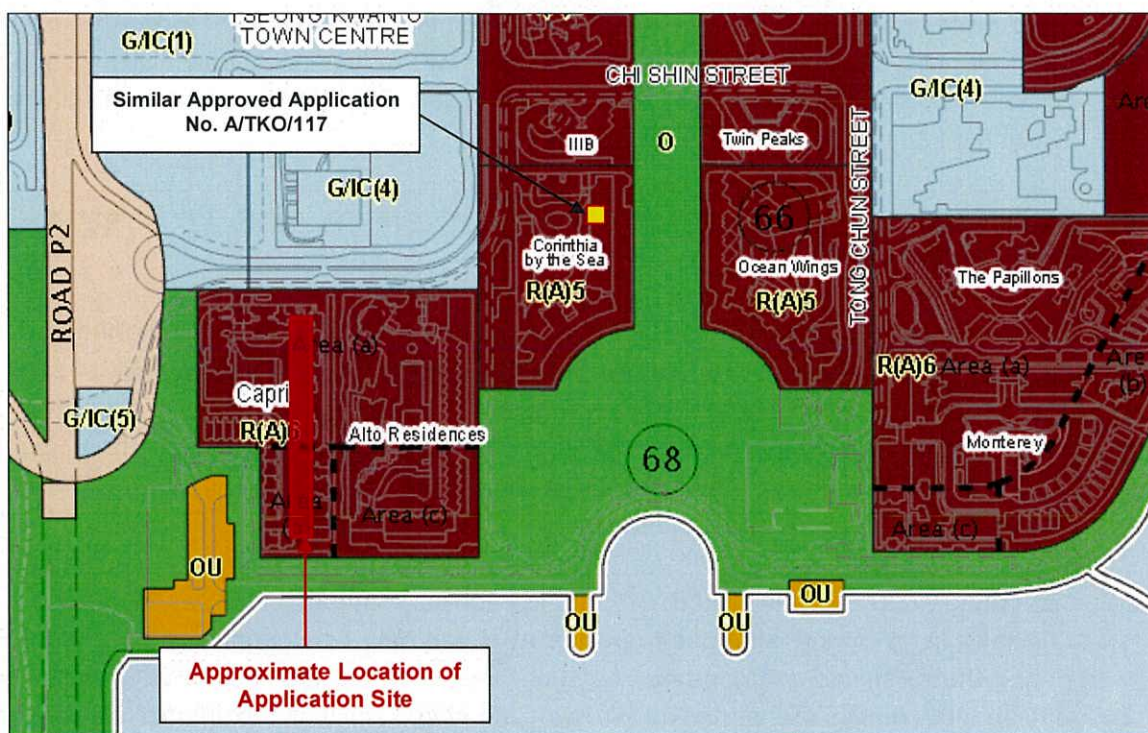


Figure 8: Approximate Location of Application Site on the OZP

- 3.2.2 In the Schedule of Uses of the “R(A)6” zone, it is stated that the planning intention is:

“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”

- 3.2.3 In accordance with the Schedule of Uses, ‘Religious Institution’ is a compatible use that falls under Column 2 in the “R(A)6” zone. However, it would require a Section 16 planning application to the TPB to demonstrate that it is technically feasible.

3.3 Similar Approved Planning Application No. A/TKO/117

- 3.3.1 There is a similar approved planning application for religious use at the ground floor commercial accommodation of The Corinthia by the Sea, a nearby private residential development. (Figure 8) The application was to cater to the growing demand for church facilities in the area, and proposed a church that could accommodate up to 120

6. Traffic Assessment

6.1 *Existing situation: good pedestrian connections and public transport networks*

6.1.1 The Application Site, located at Capri, is well-connected with existing footpaths in the surroundings. This includes Waterfront Park located to the immediate south, which has good pedestrian connections to other parts of Tsuen Kwan O. The Application Site is also well-served by public transport networks with numerous franchised bus and minibus routes. Tiu Keng Leng and Tsuen Kwan O MTR Stations are also within walking distances of 600m and 800m, respectively.

6.2 *Sufficient capacity of various transport modes to meet the demands of additional attendees*

6.2.1 Currently, around 80% of church members live in the immediate neighbourhood. Therefore, majority of church attendees travel by MTR or walk. About 56% of church attendees walk, 39% take the MTR, 4% travel by car and taxi, and only 1% travel by franchised bus and minibus. As the proposed church seeks to continue to serve residents in the vicinity, the distributions of transport modes used by the additional attendees are expected to be the same.

6.2.2 Accordingly, as demonstrated in the Traffic Assessment, the pedestrian routes currently used by the attendees operate at a very low flow/capacity of 0.05 to 0.23 during the existing Sunday peaks. As such, even with the increase in attendees from 250 to 700 during the period of Sunday morning services, the impact on the key locations along the pedestrian routes will be negligible. Any pedestrian impacts will be further minimised through effective management by the Church, including well-planned attending schedules and increased buffer time periods, as shown in the typical Sunday assemblies schedule in the Traffic Assessment (**Appendix 4**, Tables 3.1 and 3.2).

6.2.3 With regards to the capacity of public transport, as franchised buses, minibuses and the MTR generally have lower occupancies on Sundays, and given that there are limited attendees that use these transport modes, no capacity problems are anticipated.

6.3 *Sufficient parking provision*

6.3.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), the required provision of internal transport facilities for the proposed Church is shown in **Table 3** below. Given that only 4% of attendees are expected to drive, there would only be a demand of about 11 car parking spaces. The capacity of the commercial car park of Capri with 77 spaces is therefore more than sufficient to meet this demand on a Sunday. As such, there will be no traffic issues in this respect.

- 6.3.2 The proposed church use will not operate a coach pick-up service; therefore, a small coach bay is not provided.

Table 3: HKPSG Recommended Internal Transport Facilities for Churches

	HKPSG Recommendation for a Church	HKPSG Recommendation for the Proposed Church (seating capacity of 700)
Car parking space	Up to 1 car parking space for every 16 seats or equivalent.	0 to 44 spaces
Small Coach Bay	1-2 bays (9m x 3m) for small coaches	1 to 2 bays

- 6.3.3 Considering the above, the proposed church use will not result in adverse traffic and pedestrian impacts. Further details are provided in the Traffic Assessment attached at **Appendix 4** of this statement.

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Ref. No.: A/TKO/124

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

Date: 7 September 2021

(By Email & Hand)

Dear Sirs,

Section 16 Planning Application

**Proposed Religious Institution (Church) at Units B01 - B03, B05, B06, G02,
G05, G05A and G13, B/F and G/F, Capri Place, 33
Tong Yin Street, Tseung Kwan O
Lot No. TKOTL 125**

I refer to the abovementioned S.16 planning application and the Transport Department comments made available to us by the District Planning Office (DPO), via email on 20 August 2021.

On behalf of the Applicant, we would like to make a Further Information (FI) submission to respond to the comments from Transport Department. Enclosed, please find 8 hard copies of our Response to Comments submission. A soft copy is also uploaded onto the application link provided to us by the Town Planning Board Secretariat on 23 July 2021.

Minor Revision and Replacement Pages for the Layout Plans

As part of our FI submission, we would also like to make a submission of minor changes to layout plans. The labelling of Unit G05 on the plans submitted is incorrect and has been rectified from 'Store Room' to 'Reading Room'. Please find enclosed 8 hard copies of the relevant updated plans and replacement pages of the Planning Statement. A soft copy is also uploaded onto the same link mentioned above.

Clarification on Church Operation Hours in Expansion Scenario

The DPO requested to clarify the operation hours of the church in expansion scenario. Please note, the church will operate from 8:30am to 5pm on Sundays in the expansion scenario. The first assembly service will be from 9:30am to 11:00am, and the second service will be from 11:30 to 1:00pm.

Should you have any queries, please feel free to contact us at 2418 2880.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

Encl.

cc. Clients and Consultants (By Email)
DPO/SK&I, Mr. Anthony M.K. Cheung (By Email)

Section 16 Planning Application

**Proposed Religious Institution (Church)
at Units B01 - B03, B05, B06, G02, G05, G05A and
G13, B/F and G/F, Capri Place, 33 Tong Yin Street,
Tseung Kwan O**

Lot No. TKOTL 125

Further Information (1)

**Christian & Missionary Alliance
Good Soil Church**

September 2021

Part I:
Responses to Comments made by
Transport Department

Item	Comments from Transport Department	Responses Prepared by CKM
(a)	Sections 3.4 & 3.8 - It is noted that 29 car parking spaces would be provided for the proposed Church on a pro rata basis. The applicant should clarify whether the existing 77 car parking spaces are ancillary parking provision for residential development or solely for retail development. Please substantiate with the support of the lease;	<p>The approved plan for Basement 1 (Sheet 2 of 2)) in Annex 1 shows the provision of 77 car parking spaces for the commercial portion of Capri.</p> <p>Please refer to the assignment document, attached in Annex 2, which designates the 77 car parking spaces are solely for the commercial accommodation of the Capri development.</p>
(b)	Section 3.8 - It is noted that no loading and unloading bay would be provided for the proposed Church. However, minimum one loading and unloading bay for small coaches should be provided for the proposed Church in accordance with the requirement of HKPSG. The applicant should provide further justifications for our consideration;	The approved plan shows the provision of one 12m long layby for buses and one 8m long layby for light bus, and these are located at Grid P18-PB on Ground Floor Plan (Sheet 2 of 2) found in Annex 1.
(c)	Section 3.10 - The applicant should justify the assumption of 4% of attendees to visit the proposed Church by cars. Also, please clarify why 525 attendees instead of 700 attendees are adopted to estimate the parking demand;	<p><i>"4% of attendees to visit the Proposed Church by cars"</i>: This is consistent with the existing pattern and assumed for the future condition because the Proposed Church will continue to serve and reach-out to the housing estates in the vicinity. These housing estates are located within walking distance from the Proposed Church.</p> <p>Paragraph 3.13 typo: It should read <i>"calculation: 700 attendees X 4% using cars / occupancy of 2 per vehicle = 14 could be easily met"</i>.</p>
(d)	Section 3.16 - The applicant should advise the peak hour for pedestrian counts with survey records. In addition, the applicant should assess the impact due to the pandemic and reflect the results in the report where appropriate;	<p>The pedestrian counts were conducted before and after the Sunday church service which was held between 10 and 1130am on 25th April 2021. This survey period was chosen because it coincided with the main activity of the Proposed Church, i.e., the Sunday church service.</p> <p>It should be noted that the survey was based on the number of attendees physically present at that time, and the surveyed footpaths are in a residential area in TKO and it was on a Sunday. It is noted that the impact of the pandemic at the time of the survey was not as evident in the residential area in TKO as the shopping and office areas like TST where there are relatively fewer tourists and with some office workers working from home.</p>

Item	Comments from Transport Department	Responses Prepared by CKM
(e)	Section 3.16 - A location plan for pedestrian counts should be provided in the report; and	Please see revised Figure 3.1.
(f)	Sections 3.16 and 3.18 - Effective width of footpath should be adopted to determine the level-of-service. The applicant should clarify and revise the assessment where appropriate. The applicant should also show how the pedestrian flow with the proposed Church in Table 3.7 are estimated.	<p>The footpath widths presented in Tables 3.6 and 3.7 have included dead areas alongside of 0.25m, i.e., Total Footpath Width minus 0.25m X 2 sides = Effective Footpath Widths. The Revised Tables 3.6 and 3.7 with clearer description is attached.</p> <p>The attendees generated, except for those using car and taxi, by the Proposed Church are distributed pro-rata to the catchment areas shown in Figure 2.1. The distribution of the attendees of the Proposed Church is presented in Figure R1.</p>

Annex 1 - Approved Plan

Check all measurement units that the unit makes use of.

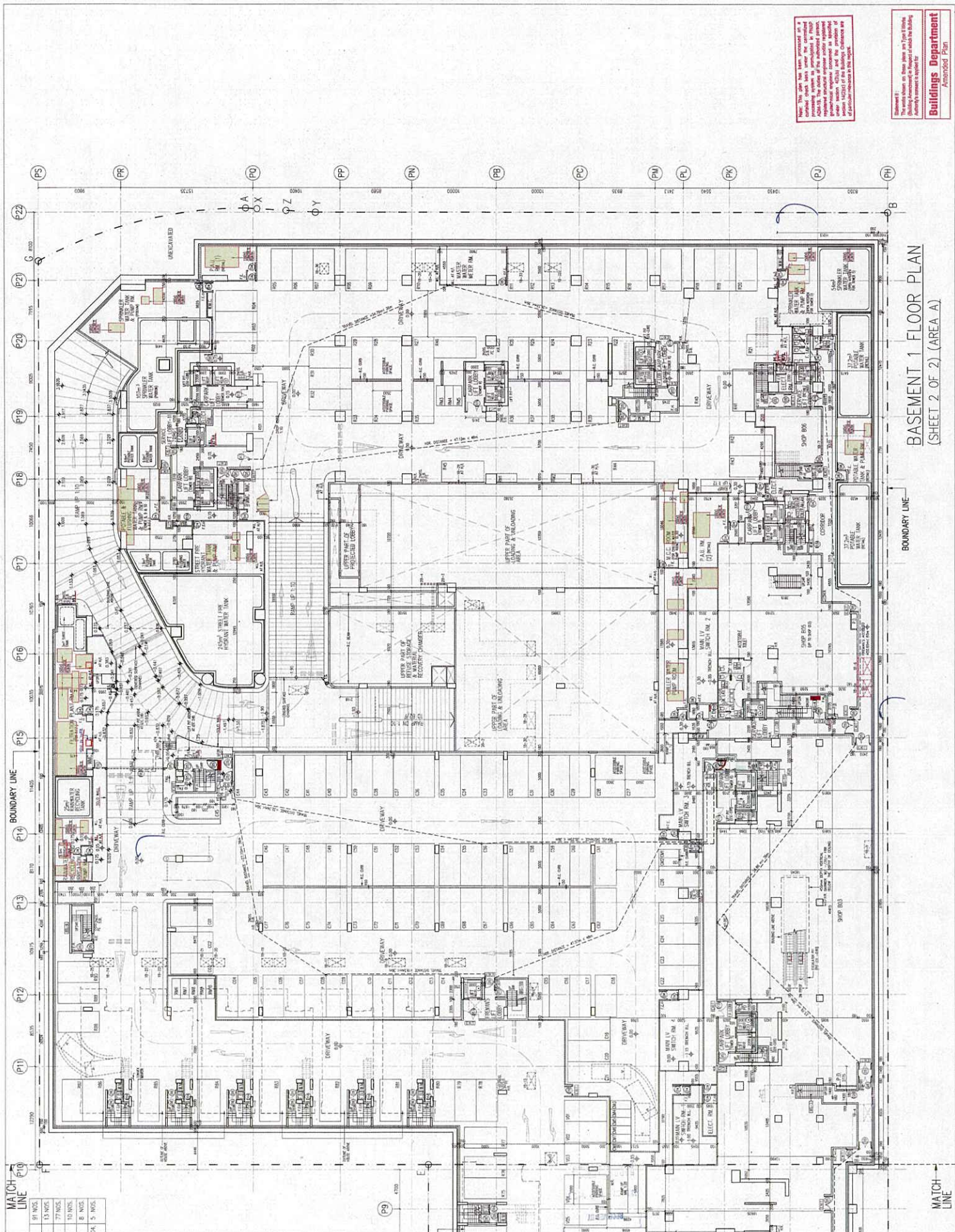
Project Title
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT AT
33 TONG YIN STREET,
TSEUNG KWAN O, N.T.

Drawn By	MM	04/11/15
Reviewed By	PC	04/11/15
Approved By	KI	04/11/15
Project No.	12162N1	
Code File No.	V-LOGGING/2162N1/A_CSP_04	
SCALE	1 : 200	
Drawing No.		
	A/CSP/04	

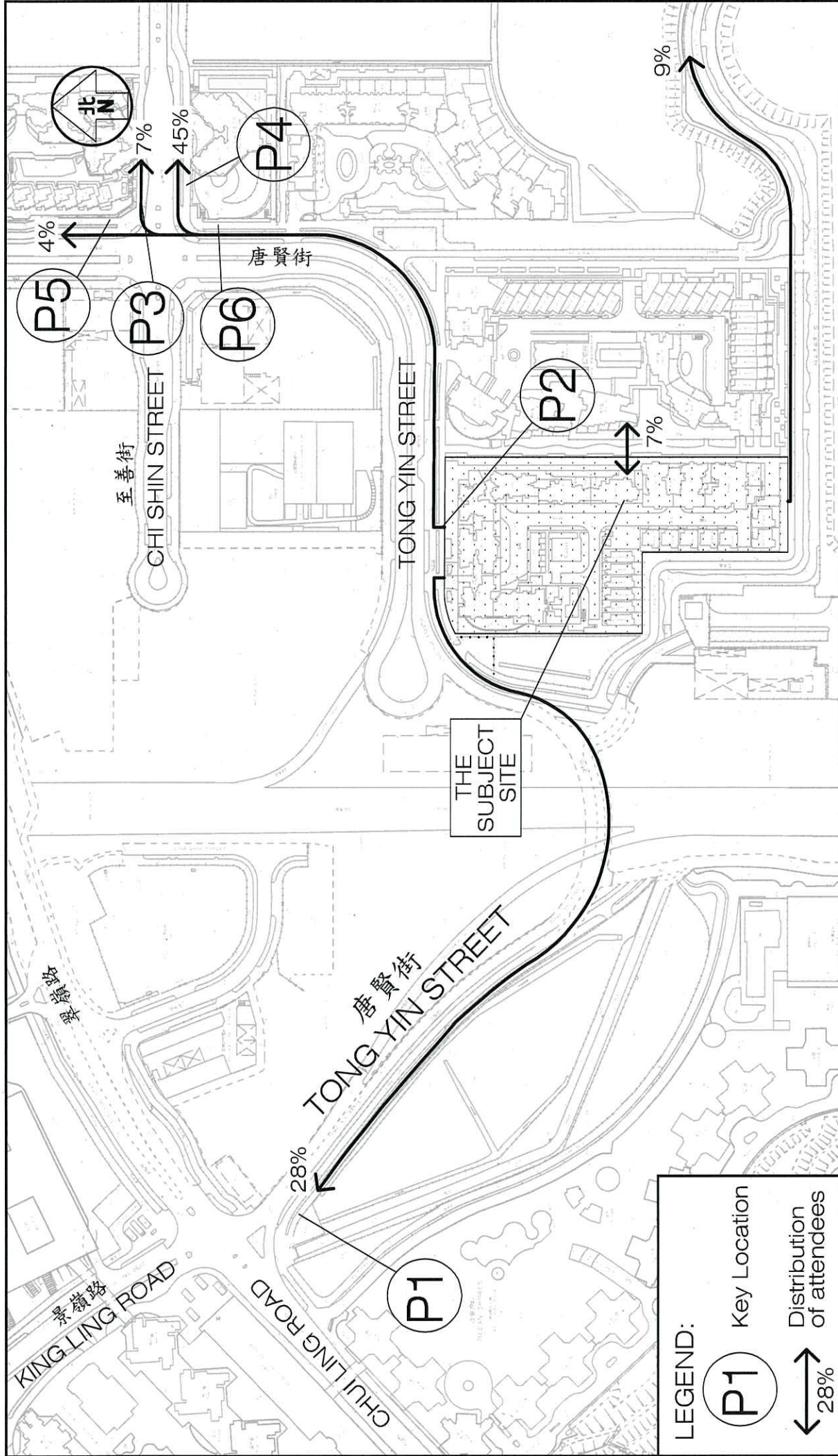
Author's / Client's Approval
 [Signature]
 LEUNG Che-cho
 Senior Building Surveyor
 for BUILDING AUTHORITY
 - 5 DEC 2015



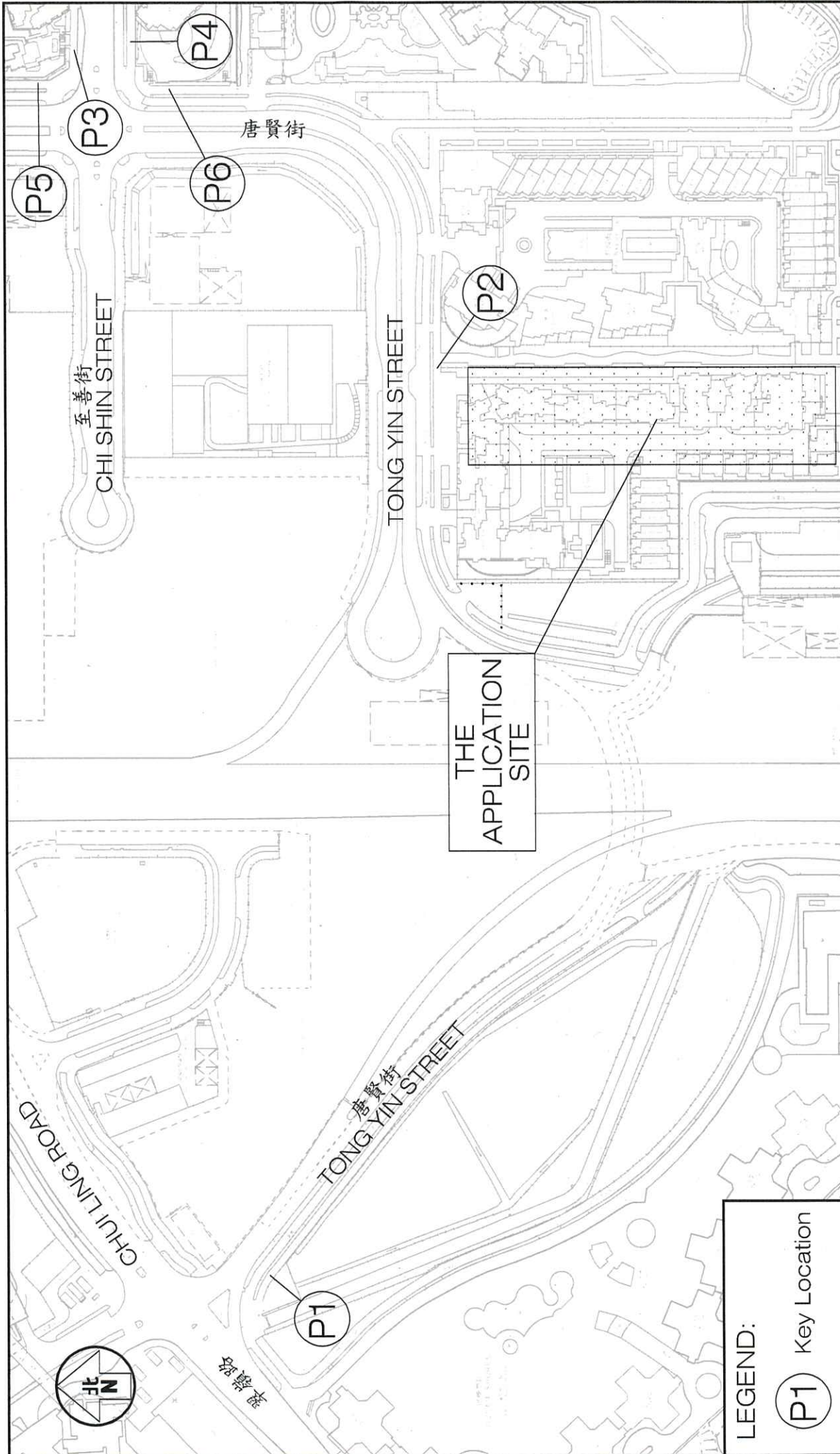
 RONALD LU & PARTNERS (INCORPORATED IN HONG KONG) Ronald Lu & Partners (Hong Kong) Ltd. 15 Queen's Road East, Hong Kong 15 皇后大道東, 香港		Project Title RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT 33 TONG YIN STREET, TSEUNG KWAN O, N.T.		Drawn By Checked By Date		Issue Date NOV. 2016		Scale 1 : 200	
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Authorized Person's Signature  LU Yuen Ching Ronald (Authorized Person)		Authorized Person's Signature  LEUNG Chi Kae Senior Building Surveyor for BUILDING AUTHORITY - 5 DEC 2016		Approved (Authorized Person)		Approved (Authorized Person)		Approved (Authorized Person)	



Part II:
**Minor Revision and Replacement
Pages for the Layout Plans**



Project Title		S16 FOR RELIGIOUS USE BASEMENT FLOOR & SHOP NOS. G02 & G05A, CAPRI, 33 TONG YIN STREET, TSEUNG KWAN O		Figure No.		R1		Revision	
				J7081				A	
Figure Title		DISTRIBUTION OF ATTENDEES OF THE PROPOSED CHURCH		Designed by		C K M		Checked by	
								K C	
				Drawn by		S C Y			
				Date		01 SEP 2021			
				Scale in A4		1 : 3,000			
								</	



LEGEND:

(P1) Key Location

Project Title	S16 FOR PROPOSED RELIGIOUS INSTITUTION (CHURCH) AT THE BASEMENT AND GROUND FLOOR				Figure No.		Revision	
	COMMERCIAL ACCOMMODATION OF CAPRI, NO. 33 TONG YIN STREET, TSEUNG KWAN O, LOT NO. TKOTL 125				3.1		A	
	J7081				Designed by	Drawn by	Checked by	
Figure Title	KEY LOCATIONS ALONG THE PEDESTRIAN ROUTES				C K M	S C Y	K C	
					Scale in M	Date		
					N.T.S.	02 SEP 2021		

CKM Asia Limited
 Traffic and Transportation Planning Consultants
 21st Floor, Methodist House, 36 Hennessy Road,
 Wan Chai, Hong Kong
 Tel : (852) 2520 5990 Fax : (852) 2528 6343
 Email : mail@ckmasia.com.hk

Figures

REVISED TABLE 3.6 ASSESSMENT OF THE PEDESTRIAN ROUTES USED BY THE ATTENDEES FOR THE EXISTING SUNDAY PEAK

Ref	Footpath	Effective Footpath Width ⁽¹⁾	Capacity (ped / 15min) ⁽²⁾ [a]	Observed Pedestrian Flow (ped/15min) [b]	Observed Pedestrian Flow / Capacity [b] / [a]
P1	Tong Yin Street (Southern side) east of <i>Ocean Shores</i>	2.9m	1,000	90	0.09
P2	Tong Yin Street (Southern side) fronting <i>Capri</i>	3.1m	1,070	54	0.05
P3	Chi Shin Street (Northern side) east of its junction with Tong Yin Street	3.3m	1,138	75	0.07
P4	Chi Shin Street (Southern side) of its junction with Tong Yin Street	3.5m	1,207	174	0.14
P5	Tong Chun Street (Eastern side) north of its junction with Chi Shin Street	3.5m	1,207	276	0.23
P6	Tong Yin Street (Eastern side) south of its junction with Chi Shin Street	3.5m	1,207	270	0.22

⁽¹⁾Effective Width = Total footpath width less 0.25m dead areas alongside.

⁽²⁾ LOS C with flow rate of 23 – 33 pedestrian / minute / meter, and the conservative rate of 23 is adopted.

REVISED TABLE 3.7 ASSESSMENT OF THE PEDESTRIAN ROUTES USED BY THE OF THE PROPOSED CHURCH ATTENDEES FOR THE EXISTING SUNDAY PEAK

Ref	Footpath	Effective Footpath Width ⁽¹⁾	Capacity (ped / 15min) ⁽²⁾ [a]	Pedestrian Flow with the Proposed Church (ped/15min) [b]	Observed Pedestrian Flow / Capacity [b] / [a]
P1	Tong Yin Street (Southern side) east of <i>Ocean Shores</i>	2.9m	1,000	119	0.12
P2	Tong Yin Street (Southern side) fronting <i>Capri</i>	3.1m	1,070	112	0.10
P3	Chi Shin Street (Northern side) east of its junction with Tong Yin Street	3.3m	1,138	83	0.07
P4	Chi Shin Street (Southern side) of its junction with Tong Yin Street	3.5m	1,207	219	0.18
P5	Tong Chun Street (Eastern side) north of its junction with Chi Shin Street	3.5m	1,207	280	0.23
P6	Tong Yin Street (Eastern side) south of its junction with Chi Shin Street	3.5m	1,207	328	0.27

⁽¹⁾Effective Width = Total footpath width less 0.25m dead areas alongside.

⁽²⁾ LOS C with flow rate of 23 – 33 pedestrian / minute / meter, and the conservative rate of 23 is adopted.

The Revised Tables 3.6 and 3.7

SECOND SCHEDULE

1. The Property:-

(a) Description, address, lot number, undivided shares, etc:

ALL THOSE 10,153 equal undivided 39,175th parts or shares of and in ALL THAT piece or parcel of land known and registered in the Land Registry as TSEUNG KWAN O TOWN LOT NO.125 (the "**Land**") which for the purposes of identification is shown on the Site Plan attached hereto and thereon coloured Pink And of and in the messuages erections and buildings constructed thereon now known as "CAPRI", No.33 Tong Yin Street, Tseung Kwan O, New Territories (the "**Development**") TOGETHER with the sole and exclusive right to hold use occupy and enjoy FIRSTLY ALL THOSE premises known as the **COMMERCIAL ACCOMMODATION** (as defined in the Deed of Mutual Covenant) of the Development and SECONDLY ALL THOSE **Car Parking Spaces Nos.C01, C02, C03, C04, C05, C06, C07, C08, C09, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76 and C77** on Basement 1 Floor of the Development and THIRDLY ALL THOSE **Motor Cycle Parking Spaces Nos.CM1, CM2, CM3, CM4, CM5, CM6, CM7 and CM8** on Basement 1 Floor of the Development as shown on the Floor Plan(s) hereto attached and thereon coloured Pink.

(b) Exceptions and reservations:-

- (i) Except and reserved as in the Government Lease is excepted and reserved;
- (ii) Excepting and reserving unto the Vendor its successors and assigns (other than the Purchaser) such reserved rights and privileges as are mentioned and/or referred to in Clause 5.1 and Schedule 6 of the Deed of Mutual Covenant and other privileges of the Vendor referred to in the Deed of Mutual Covenant; and
- (iii) Excepting and reserving unto the Vendor its successors and assigns (other than the Purchaser) the right to the exclusive use occupation and enjoyment of the whole of the Land and the Development save and except:-
 - (1) the Property; and
 - (2) such areas and facilities (if any) as may be designated as Common Parts in the Deed of Mutual Covenant or are intended for common use.

FOR IDENTIFICATION PURPOSES ONLY
THIS PLAN IS SUBJECT TO ANY AMENDMENT
WHICH MAY BE APPROVED BY BUILDING
AUTHORITY SUBSEQUENTLY

P – PINK

LU Yuen Cheung Ronald
Authorized Person (Architect)

Rehm

Dated the 29th day of March 2019

AMBLEGREEN COMPANY LIMITED

to

GAINCO ENTERPRISES LIMITED
達豪企業有限公司

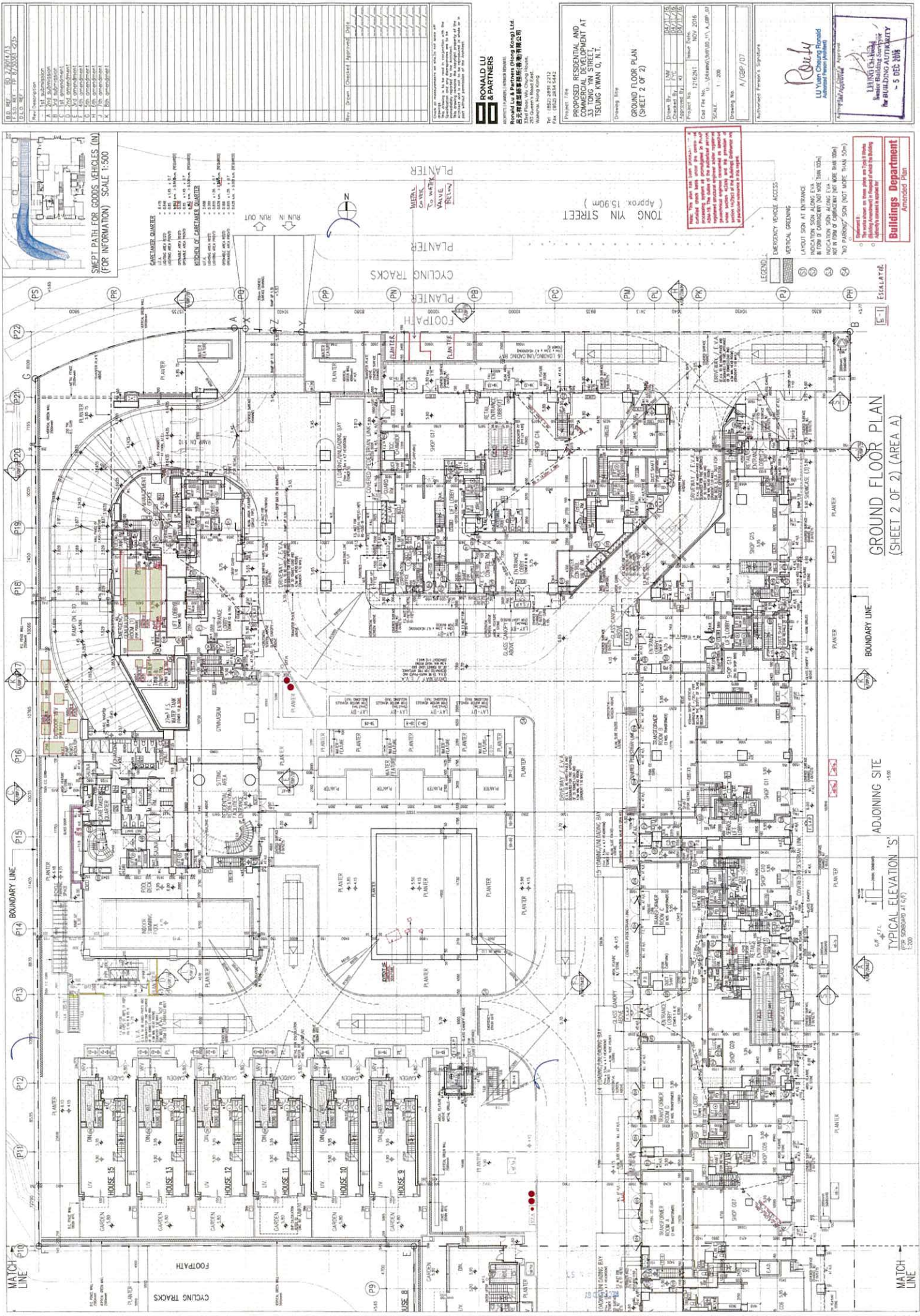
ASSIGNMENT

of

All Those the Commercial Accommodation and Car Parking Spaces Nos. C01, C02, C03, C04, C05, C06, C07, C08, C09, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76 and C77 on Basement 1 Floor and Motor Cycle Parking Spaces Nos. CM1, CM2, CM3, CM4, CM5, CM6, CM7 and CM8 on Basement 1 Floor, Capri, No.33 Tong Yin Street, Tseung Kwan O, New Territories.

MAYER | BROWN
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Annex 2 - The Assignment Document



Rev.	Description	Date
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2	Revised	19/01/2016
3	Revised	19/01/2016
4	Revised	19/01/2016
5	Revised	19/01/2016
6	Revised	19/01/2016
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100	Revised	19/01/2016

PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT 33 TONG YIN STREET, TSUNG KWAN O, N.T.

Project Title
Proposed Residential and Commercial Development at 33 Tong Yin Street, Tsung Kwan O, N.T.

Project No.
1001/16

Client
U. Yipman/SHK/LLP, A. L. L. P. 2016

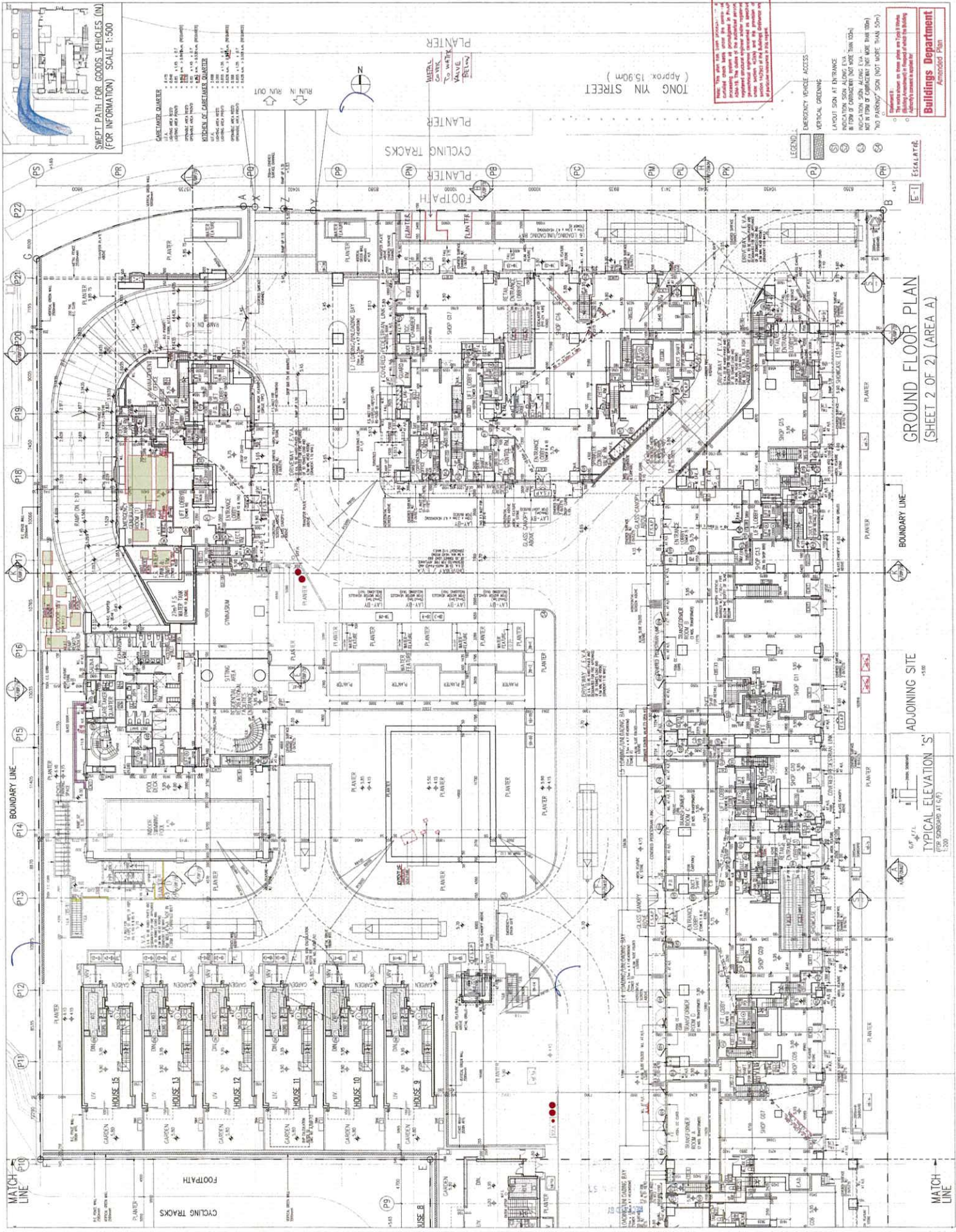
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Author
A. Yipman/SHK/LLP

Check
19/01/16

Approved
19/01/16

Approved Person's Signature
LU Yuen Ching Ronald
Assistant Project Manager



Rev.	Description	Date
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2	Revised	19/01/2016
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100	Revised	19/01/2016

PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT 33 TONG YIN STREET, TSUNG KWAN O, N.T.

Project Title
Proposed Residential and Commercial Development at 33 Tong Yin Street, Tsung Kwan O, N.T.

Project No.
1001/16

Client
U. Yipman/SHK/LLP, A. L. L. P. 2016

Scale
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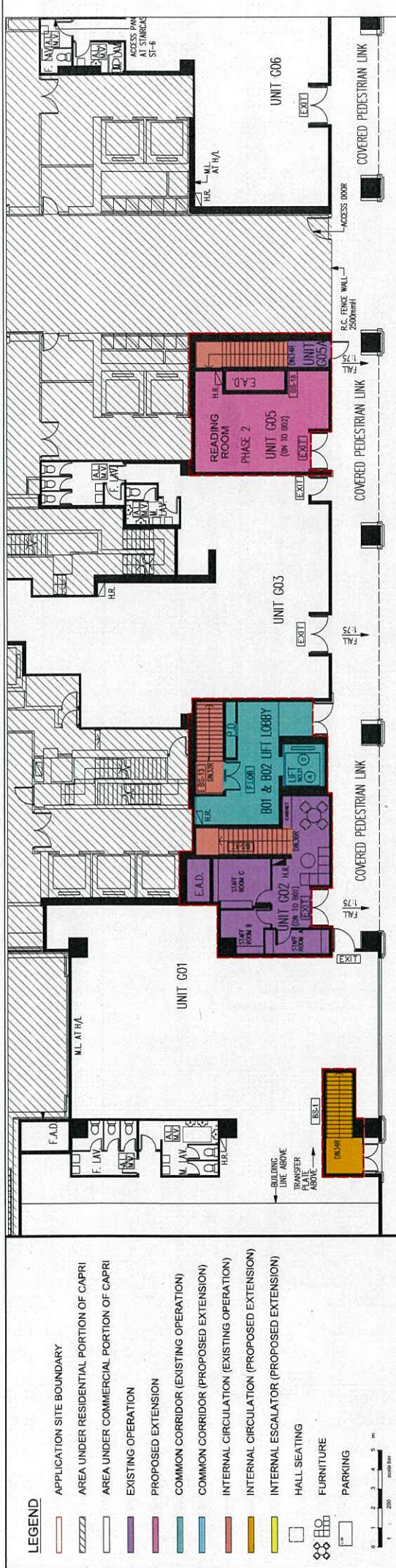
Author
A. Yipman/SHK/LLP

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19/01/16

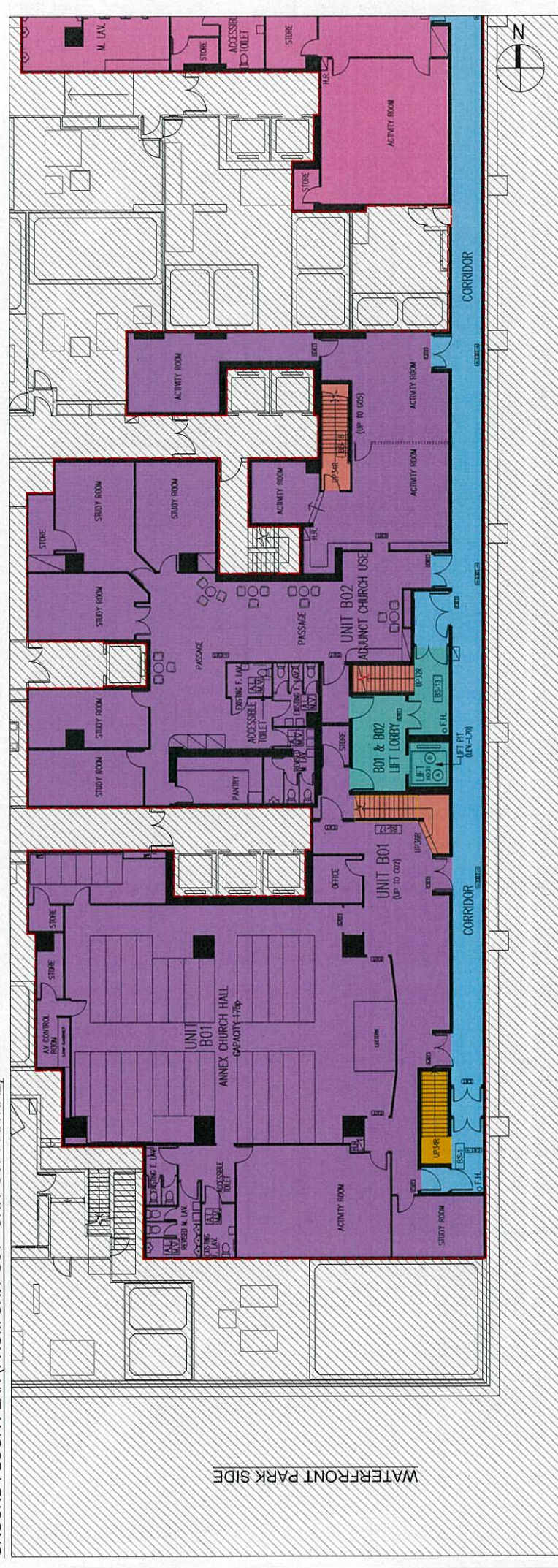
Approved
19/01/16

Approved Person's Signature
LU Yuen Ching Ronald
Assistant Project Manager

[illegible]



GROUND FLOOR PLAN (FROM UNIT G01 - UNIT G07 PARTIAL)



BASEMENT 1 LEVEL PLAN (FROM UNIT B01 - UNIT B03 PARTIAL)

Drawing version		Date	08/06/2021
FINAL VERSION		-	-
-		-	-
-		-	-

PROJECT:	工務局
Christian & Missionary Alliance (CMAA) Good Soil Church, CAPRI (Truening Karen O)	

NOTES	
DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO BE FOLLOWED. DRAWINGS IN CONFLICT WITH EXISTING INFORMATION, PLANS, SPECIFICATIONS, STANDARDS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE ADVISED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN. COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.	

VINCENT LAI ARCHITECTS LTD. Room 701, 7/F, Daga Court, Coway Road, West, H.K. Tel: (852) 2865 0806 Fax: (852) 2861 2662 Email: slai@vllai.com.hk	
VINCENT LAI ARCHITECTS LTD.	

TITLE:	
G01 & G02 PART GROUND FLOOR PLAN (ABOVE) B01 & B02 PART BASEMENT 1 PLAN (BELOW)	

圖紙名稱	
G01 & G02 PART GROUND FLOOR PLAN (ABOVE) B01 & B02 PART BASEMENT 1 PLAN (BELOW)	

SCALE: 1:200 (A3)	
比例	

DATE: 06/09/2021	
日期	

DRWG.NO.	
PA21005	

存檔名稱	
PA21005	

JOB NO.	
PA21005	

工程編號	
PA21005	

圖紙編號	
PA21005	

DRAWN BY: KL	
CHECKED BY: VL	
APPROVED BY: VLA	

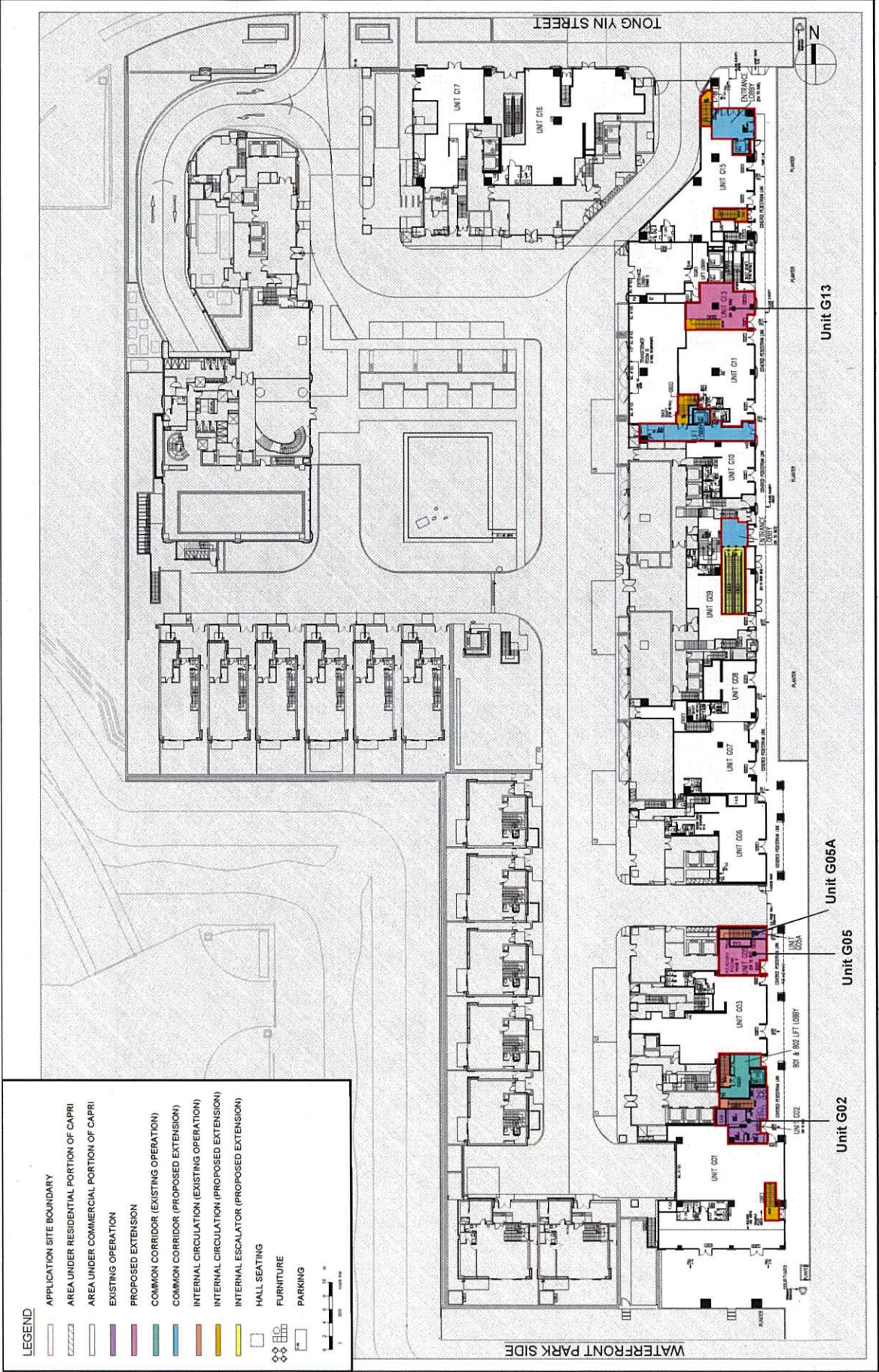


Figure 2: The Location of the Application Site in Capri on the Ground Floor with entrances to the main premises in Basement 1 Level



MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Ref. No.: A/TKO/124

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

Appendix Id of RNTPC
Paper No. A/TKO/124

Date: 13 September 2021

(By Email & Hand)

Dear Sirs,

Section 16 Planning Application

Proposed Religious Institution (Church) at Units B01 - B03, B05, B06, G02, G05, G05A and G13, B/F and G/F, Capri Place, 33 Tong Yin Street, Tseung Kwan O Lot No. TKOTL 125

On behalf of the Applicant, we would like to make a Further Information (FI) submission to provide further clarifications to the comments from Transport Department (TD) and Planning Department.

We would like to supersede the responses to TD's Comment Item (a) of the FI submission made on 7 September 2021, with the following:

- 1) First, to replace the "Part I: Responses to Comments made by Transport Department" table, with the **Table R** enclosed. The changes made are to clarify there are 77 car-parking spaces (including 2 disabled parking spaces).
- 2) Secondly, to replace the **Annex 2** contents with the enclosed **Annex 2A**, to demonstrate the overall commercial and residential car-parking provisions of Capri are supported in the lease.

As for Planning Department's request, the total commercial accommodation of the Capri development has a total GFA of about 7,984.5 m². Therefore, the proposed expansion of the Church premises will take up about 136.6 m² (or 1.6%) on the G/F level, and 3,048.5 m² (or 38.4%) in the Basement level of the commercial accommodation floor area.

Should you have any queries, please feel free to contact us at 2418 2880.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

Encl.

cc. Clients and Consultants (By Email)
DPO/SK&I, Mr. Anthony M.K. Cheung (By Email)

Room 3516B, 35/F, China Merchants Tower, Shun Tak Centre, 200 Connaught Road Central, Hong Kong.
Tel: (852) 2418 2880 Fax: (852) 2587 7068 Email: info@masterplan.com.hk

Section 16 Planning Application

**Proposed Religious Institution (Church)
at Units B01 - B03, B05, B06, G02, G05, G05A and
G13, B/F and G/F, Capri Place, 33 Tong Yin Street,
Tseung Kwan O**

Lot No. TKOTL 125

Further Information (2)

**Christian & Missionary Alliance
Good Soil Church**

September 2021

Table R - Section 16 Application No. A/TKO/124 - Response to Departmental Comments

Item	Transport Department Comments (Mr. Jason Lau of TD at 2399 2796)	Responses Prepared by CKM
(a)	Sections 3.4 & 3.8 - It is noted that 29 car parking spaces would be provided for the proposed Church on a pro rata basis. The applicant should clarify whether the existing 77 car parking spaces are ancillary parking provision for residential development or solely for retail development. Please substantiate with the support of the lease;	<p>The approved plan for Basement 1 (Sheet 2 of 2)) in Annex 1 shows the provision of 77 car parking spaces (including 2 disabled parking spaces) for the commercial portion of Capri.</p> <p>Please refer to an extract of the lease in Annex 2A, on the car-parking requirement ratios for the commercial and residential portions of the development. In addition to the provision of 77 car parking spaces (including 2 disabled parking spaces) for the commercial portion, there is another 91 car parking spaces provided for residents and 13 car parking spaces for visitors.</p>
(b)	Section 3.8 - It is noted that no loading and unloading bay would be provided for the proposed Church. However, minimum one loading and unloading bay for small coaches should be provided for the proposed Church in accordance with the requirement of HKPSG. The applicant should provide further justifications for our consideration;	The approved plan shows the provision of one 12m long layby for buses and one 9m long layby for light bus, and these are located at Grid P18-PB on Ground Floor Plan (Sheet 2 of 2) found in Annex 1 .
(c)	Section 3.10 - The applicant should justify the assumption of 4% of attendees to visit the proposed Church by cars. Also, please clarify why 525 attendees instead of 700 attendees are adopted to estimate the parking demand;	<i>"4% of attendees to visit the Proposed Church by cars". This is consistent with the existing pattern and assumed for the future condition because the Proposed Church will continue to serve and reach-out to the housing estates in the vicinity. These housing estates are located within walking distance from the Proposed Church. Paragraph 3.13 typo: It should read "calculation: 700 attendees X 4% using cars / occupancy of 2 per vehicle = 14 could be easily met".</i>
(d)	Section 3.16 - The applicant should advise the peak hour for pedestrian counts with survey records. In addition, the applicant should assess the impact due to the pandemic and reflect the results in the report where appropriate;	The pedestrian counts were conducted before and after the Sunday church service which was held between 10 and 1130am on 25th April 2021. This survey period was chosen because it coincided with the main activity of the Proposed Church, i.e., the Sunday church service. It should be noted that the survey was based on the number of attendees physically present at that time, and the surveyed footpaths are in a residential area in TKO and it was on a Sunday. It is noted that the impact of the pandemic at the time of the survey was not as evident in the residential area in TKO as the shopping and office areas like TST where there are

Table R - Section 16 Application No. A/TKO/124 - Response to Departmental Comments

		relatively fewer tourists and with some office workers working from home.
(e)	Section 3.16 - A location plan for pedestrian counts should be provided in the report; and	Please see revised Figure 3.1.
(f)	Sections 3.16 and 3.18 - Effective width of footpath should be adopted to determine the level-of-service. The applicant should clarify and revise the assessment where appropriate. The applicant should also show how the pedestrian flow with the proposed Church in Table 3.7 are estimated.	<p>The footpath widths presented in Tables 3.6 and 3.7 have included dead areas alongside of 0.25m, i.e., Total Footpath Width minus 0.25m X 2 sides = Effective Footpath Widths. The Revised Tables 3.6 and 3.7 with clearer description is attached.</p> <p>The attendees generated, except for those using car and taxi, by the Proposed Church are distributed pro-rata to the catchment areas shown in Figure 2.1. The distribution of the attendees of the Proposed Church is presented in Figure R1.</p>

Annex 2A

Lease Extract on Car-parking Provisions

NEW GRANT NO. 21510

(CONDITIONS OF SALE)

DISTRICT: SAI KUNG

~~SURVEY/DEMARCATION DISTRICT NO.~~

TSUNG KWAN O TOWN LOT NO. 125

OWNER

AMBLEGREEN COMPANY LIMITED

TERM

- ☐ 75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF
- ☐ 99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF
- ☐ EXPIRING ON 30TH JUNE 2047
50 YEARS COMMENCING FROM 10.1.2013

(☐ tick where applicable)

THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT SUBJECT TO GENERAL CONDITION NO. 4 OF NEW GRANT NO. 21510

CROWN RENT

PREMIUM \$ 1,968,000.00

REFER TO VOL. ~ FOLIO ~

Parking requirements

Residential Parking
Spaces

- (22) (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 16 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2 residential units or part thereof
Not less than 160 square metres	One space for every residential unit

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

- (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Conditions Nos. (7)(d)(i) and (ii) hereof; and

- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Conditions Nos. (7)(d)(i) and (ii) hereof (which residential common area is hereinafter

referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\frac{\text{The total gross floor area of the Residential Common Area}}{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}} \times \frac{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

Visitors' parking spaces

- (iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space for each block of residential units being provided.

- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No.(24) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the following rates unless the Director consents to another rate:

Parking spaces for office purpose

- (I) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose; and

Parking spaces for other non-industrial purposes

- (II) one space for every 45 square metres or part thereof of the first 2,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes and one space for every 175 square metres or part thereof of the remaining gross floor area to be used for such purposes.

- (ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

- (iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic

Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Parking spaces for
vehicles of disabled
persons

- (c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, as set out in the table below by reference to the total number of the parking spaces to be provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof), or as calculated at such rate as may be approved by the Director:

Total number of the parking spaces to be provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof)	Total number of spaces to be reserved and designated for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation
Less than 51	1
Not less than 51 but less than 151	2
Not less than 151 but less than 251	3
Not less than 251 but less than 351	4
Not less than 351 but less than 451	5
451 or above	6

provided that:

- (I) a minimum of one space shall be reserved and designated out of the spaces provided under sub-clause (a)(i) of this Special Condition;
 - (II) a minimum of one space shall be reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition;
 - (III) a minimum of one space shall be reserved and designated out of the spaces (if any) provided under sub-clause (b)(i)(I) of this Special Condition; and
 - (IV) a minimum of one space shall be reserved and designated out of the spaces (if any) provided under sub-clause (b)(i)(II) of this Special Condition.
- (ii) The spaces to be provided under sub-clause (c)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall be located at such position and level as shall be approved in writing by the Director.

- (iii) The spaces provided under sub-clause (c)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Motor cycle parking
spaces

- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

Residential Motor Cycle
Parking Spaces

- (I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");
- (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No. (24) hereof); and
- (III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (24) hereof);

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Bicycle parking spaces

(e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof, with the size of each residential unit being less than 70 square metres or at such other rates as may be approved by the Director.

Dimensions of parking spaces

- (f) (i) Except for the spaces reserved and designated for vehicles of disabled persons as referred to in sub-clause (c) of this Special Condition, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) Each of the spaces provided under sub-clause (c) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres or shall be of such dimensions as may be approved in writing by the Director.
- (iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.
- (iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall be of such dimensions as may be approved in writing by the Director.

Loading and unloading spaces

- (23) (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
- (I) one space for each block of residential units erected or to be erected on the lot and such space shall be located adjacent to or within each block of residential units, and for the purpose of this sub-clause (a)(i)(I), detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units;
- (II) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and
- (III) one space for every 1,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes;
- (ii) Each of the spaces provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 3.5 metres in width and 11.0 metres in length

Previous s.16 Application covering the Application Premises

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Condition(s)
A/TKO/91	Proposed Public Vehicle Park (Private Cars and Motorcycles)	16.12.2011	(1), (2)

Approval Condition(s):

- (1) the design and provision of parking facilities, loading/unloading spaces and manoeuvring space for the proposed public vehicle park
- (2) the provision of water supplies for firefighting and fire service installations

**Similar s.16 Applications for 'Religious Institution' Use within "R(A)" Zone
on the Tseung Kwan O OZP**

Approved Applications

Application No.	Location	Date of Consideration	Approval Condition(s)
A/TKO/77	Shop 17 on G/F of the Commercial Centre, Fu Ning Garden, No. 25 Po Ning Road, Tseung Kwan O	28.4.2006	(1), (2)
A/TKO/117	Shops 28 and 29, G/F, Commercial Accommodation of Corinthia By The Sea, 23 Tong Yin Street, Tseung Kwan O	21.6.2019	(2)

Approval Condition(s):

- (1) the provision of car parking spaces and loading/unloading facilities
- (2) the provision of fire services installations and/or water supplies for fire-fighting

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210816-172614-88231

提交限期

Deadline for submission:

27/08/2021

5-1

提交日期及時間

Date and time of submission:

16/08/2021 17:26:14

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Mei Ling
Helen

意見詳情

Details of the Comment :

本人從2007年已經入住將軍澳區。感恩一直看住將軍澳發展得很有規劃和有不同建設。至於如果在上述位置設立一所基督教教會是非常好的，因為附近似乎沒有相同性質的大型教會可以提供該區市民前往，而這區亦屬年青夫婦（家庭居多）他們現已經有幼童或將會有一至二個孩子機會很高。如果有一所有規模及有愛心的宗教機構可以服侍和關顧家庭也是一種很理想的社會服務。傳統正規基督教教會一向都是以愛為本，跟據聖經教導要彼此服侍，指導人歸正行在光明中，所以約在上述地址有一所正規的基督教機構也是幫助孩童健康成長和有美好家庭的理想目標和期望。這乃本人小小個人意見及看法。謹此敬啟。謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210818-231752-14524

提交限期

Deadline for submission:

27/08/2021

5-1 附加

提交日期及時間

Date and time of submission:

18/08/2021 23:17:52

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Mei Ling
Helen

意見詳情

Details of the Comment :

本人從2007年起遷來住在將軍澳區。感恩一直看著將軍澳發展得很有規劃和有很多不同建設。如果在上述位置設立一所基督教教會是十分理想的，因為附近似乎沒有相同性質的大型教會可以提供該區市民前往，而這區亦以年青夫婦為多，現時他們家庭已經有幼童子女或將來會有一至二個孩子；如果有一所具規劃和有愛心的宗教機構可以招聚和關顧這區的家庭也是很理想的社區服務之一。傳統正規基督教教會一向都是以愛為本；跟據聖經教導要彼此服侍，指引人歸正，行事在光明中，所以如果在上述地址有一間基督教教會可以提供服務區內家庭，將有效幫助兒童健康成長、家庭成員和諧共處。大家努力建立有愛社區。這乃本人少少個人看法。謹此敬啟者。謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210817-212223-38977

提交限期

Deadline for submission:

27/08/2021

5-2

提交日期及時間

Date and time of submission:

17/08/2021 21:22:23

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sin Wing Yin

意見詳情

Details of the Comment:

將軍澳南發展迅速，現在已經有多個屋苑落成，入住有大量新家庭包括年輕夫婦及小孩，對於社區服務有大量需求，而且有不少家庭來自其他地區，需要社區設施增強歸屬感，但將軍澳海濱地區全為新私人屋苑沒有公共屋苑的傳統社會服務機構進駐，基督教教會能提供場所及活動給附近居民參與，既能提供兒童及家庭活動，亦有適合不同年齡的成年人可參加的聚會。在地點方面，由於附近商場非常之多，有一些商場人流已經十分多例如Monterey，所以不一定適合教會，反而Capri人流相對較少，而且位於調景嶺及將軍澳站中間，一來居民往返教會路程不會太遠，而且附近已經有足夠商場，所以就算將部份商舖改為教會，居民的生活機能亦不會受到影響。另外由於位置上可以從海濱出入又或走向地鐵站方向的行人路出入，路面亦很寬闊，所以即使有較多人聚會，亦有非常足夠的路面讓附近居民及聚會人士進出，不會造成阻塞。而且由於附近有幼稚園及國際學校，位置上非常適合附近的學生參與教會活動。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210819-220646-53579

提交限期**Deadline for submission:**

27/08/2021

5-3

提交日期及時間**Date and time of submission:**

19/08/2021 22:06:46

有關的規劃申請編號**The application no. to which the comment relates:**

A/TKO/124

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Lam Wing Sum

意見詳情**Details of the Comment :**

身為將軍澳居民，我表示支持此規劃申請。

該提案能為將軍澳居民提供更多社區空間，透過關懷、教會聚會建立更深層次的人際關係，並為該區擴展社區服務，支援更多有需要的社群。此外，該提案能培育社區，讓人分享更多愛的訊息，在城市中發放正能量，為社區帶來長遠而正面的影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210821-150913-17481

提交限期

Deadline for submission:

27/08/2021

5-4

提交日期及時間

Date and time of submission:

21/08/2021 15:09:13

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. NG KIT CHING SHIRLEY

意見詳情

Details of the Comment :

我係Capri的居民，知道這裏有間教會另我一家也很喜歡，有間基督教會在這屋苑真是多了一份和諧，小朋友可以有個正常的生活得造就，每次見到教會的人的時候個個都是喜樂的笑容另屋苑添了生氣及和平，多一間基督教會比起其他荼毒青少年的例如網吧就不適合

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210821-211342-15427

提交限期

Deadline for submission:

27/08/2021

5-5

提交日期及時間

Date and time of submission:

21/08/2021 21:13:42

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HO TIN LOK RAYMOND

意見詳情

Details of the Comment :

在本區設有教會，可以提供一個地方給予有信養的教徒相聚敬拜主，而且牧師和導師們也可以灌輸給小孩們正確的教育。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-144741-73653

提交限期

Deadline for submission:

27/08/2021

5-6

提交日期及時間

Date and time of submission:

22/08/2021 14:47:41

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HO

意見詳情

Details of the Comment :

To have a church in Tseung Kwan O which will bring more people to the area and overall a great atmosphere. Will be able to increase the number of people in the area which will bring more people visiting the shops. Furthermore, more people can have access to church and worship.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-152330-77189

提交限期

Deadline for submission:

27/08/2021

5-7

提交日期及時間

Date and time of submission:

22/08/2021 15:23:30

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cathy Cheung

意見詳情

Details of the Comment :

I am living in Le Point, TKL

I strongly recommend to have a church near my living place. As I am a Christian for so many years, would appreciate very much to have a new church so that I don't need to travel far away

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-152552-12503

提交限期

Deadline for submission:

27/08/2021

5-8

提交日期及時間

Date and time of submission:

22/08/2021 15:25:52

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fong Pui Lai

意見詳情

Details of the Comment :

I've been living at Capri for 4 years and the church is located in the basement of the shopping mall of Capri. Having a church in our residence has brought very positive impact in our community. I observed that the kids and young generation are nurtured in a bible-based environment which would bring them positive energy, joyful character, hopeful mind and polite behaviour. They would also learn to respect and love different people when they grow up in the church. The church has very good reputation in our community and attracted many happy families to Capri. I'm glad that I'm living in Capri with lovable and joyful church people around.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-154835-85792

提交限期

Deadline for submission:

27/08/2021

5-9

提交日期及時間

Date and time of submission:

22/08/2021 15:48:35

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law Chi Yuen

意見詳情

Details of the Comment :

本人是本區街坊 亦很喜歡這個社區
教會在本區已經有一段時間 亦在週日見到教友去教堂
而教友亦很友善
沒有製造麻煩及騷擾
本人同意將申請位置作教會用途

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-160629-39515

提交限期

Deadline for submission:

27/08/2021

5-10

提交日期及時間

Date and time of submission:

22/08/2021 16:06:29

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Liu Wing Yan

意見詳情

Details of the Comment :

作為將軍澳之居民，由於將軍澳不是有太多教會，若在這裡興建教會，本人非常贊成，因為可讓我們可以有多一個選擇返教會的地方。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-163021-80764

提交限期

Deadline for submission:

27/08/2021

5-11

提交日期及時間

Date and time of submission:

22/08/2021 16:30:21

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kit ping Leung

意見詳情

Details of the Comment :

我是將軍澳的居民，若果有教會在本區成立就更加好，又使社區氣氛和諧，有正能量，使人和合相處！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-170458-33972

提交限期

Deadline for submission:

27/08/2021

5-12

提交日期及時間

Date and time of submission:

22/08/2021 17:04:58

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG KWAN TO

意見詳情

Details of the Comment :

Having lived in the neighbourhood for nearly a decade, it's good to see a church establishing itself. All these years, with the new estates keep building, new shops opening, especially restaurants, cafes, property agencies, educational institutions, etc. it's spirit-refreshing to see a church finding its roots and trying to integrate itself into the community.

During this difficult time with Covid, unemployment, economic hardship, what people need isn't just money and bread, we need mental and spiritual health as well. This church has been around for some time. Every Sunday it's heartwarming to see lovely families and lovely kids around the church area. It's a scene so refreshing to see and it's obvious people in the district do need to have a church like this in the long term.

In Tseung Kwan O, while other areas have been a lot busier with more crowds due to more shops and restaurants opening, from my observation, this church so far has been the only institution that drives people coming to this specific spot. And I believe this is beneficial to the establishment of the community as well.

I totally support the idea of this church further consolidate itself at its current location for many years to come.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-193714-06061

提交限期

Deadline for submission:

27/08/2021

5-13

提交日期及時間

Date and time of submission:

22/08/2021 19:37:14

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Flora Tam

意見詳情

Details of the Comment :

Support a church building at Capri

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-195918-66939

提交限期

Deadline for submission:

27/08/2021

5-14

提交日期及時間

Date and time of submission:

22/08/2021 19:59:18

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG CHI CHUEN

意見詳情

Details of the Comment :

I live not far from this church. I do not object to their existence and development in the long term because :

From the consumer point of view, this kind of people whose consumption to some extent make our region more prosperous. Then more different kind of shops will also run their business there and thus may have more consumer choice for the variety of shops.

Noted they are nice and polite to nearby residents.

They are a peaceful group of people, can bring harmony to our area

Their teaching asks the congregation to obey the government laws

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-214224-15616

提交限期

Deadline for submission:

27/08/2021

5-15

提交日期及時間

Date and time of submission:

22/08/2021 21:42:24

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. FUNG MING CHAN

意見詳情

Details of the Comment :

I am living nearby. I accept the the said religious institution remain there in the long term. Reson
s are that they :

From the business point of view, their existence would make the retail shops have more opportu
nity to survive at the hard time of epidemic.

Their teaching requires the young to respect the aged,

Their teaching requires to love one another.

The aged can have their social group support there to build up positive thinking.

We should respect their right of freedom to proclaim their teachings, whatever the religion they
are

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-214924-31752

提交限期

Deadline for submission:

27/08/2021

5-16

提交日期及時間

Date and time of submission:

22/08/2021 21:49:24

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WU AI LING

意見詳情

Details of the Comment :

身為將軍澳居民，能有一間教會讓孩子，家長，及長輩固定聚會的地方是一件很幸福的事。宣道會宣嶺堂致力於佈道差傳及真理培育，除了每週日固定的崇拜外，也時常舉辦不同類型的活動，像是講座、祈禱會等等讓區內人士參加，這些活動不但廣受區內人士歡迎，也提供了一個能讓社區居民互相熟識，甚至是建立友誼的機會。隨著許多新屋苑的落成且有更多的家庭搬入將軍澳南，實在是希望教會能有更多的地方，更舒適的空間讓更多的將軍澳區民能在這裏聚會。教會每年用心舉辦的兒童暑期活動，令許多家長和孩子都獲益良多，也感動了許多家庭在參加暑期活動後繼續參與教會崇拜。教會教會現址CAPRI位處調景嶺和將軍澳中間位置，對於住在調景嶺區或將軍澳區的居民來說交通都十分方便。現在的位置也有利於吸引附近幼稚園及國際學校的學生參與教會活動或崇拜，相信教會在CAPRI的穩定持續發展不僅能凝聚社區居民的感情，也能帶動附近的人流及商場的發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210822-233824-54616

提交限期

Deadline for submission:

27/08/2021

5-17

提交日期及時間

Date and time of submission:

22/08/2021 23:38:24

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG PO SING

意見詳情

Details of the Comment :

將軍澳是一個發展中的新市鎮，人口不斷增加，教會的數目並不是很多，有須要增加教會用地的規劃，而Capri Place 此位置無論環境及配套都很適宜設立教會。教會成立有助增進人與人之間的交往，尤其兒童及青少年更須要有正面的態度去學習成長，而教會是用真理培育我們的下一代，所以都能夠提供機會去讓更多的孩童學習正確的人生價值觀，令社區能夠得到健康的發展，所以本人十分支持此項規劃的申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-134025-24759

提交限期

Deadline for submission:

27/08/2021

5-18

提交日期及時間

Date and time of submission:

23/08/2021 13:40:25

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung Sze Man

意見詳情

Details of the Comment :

我居於將軍澳，3年前成為基督徒，育有一位8歲女兒。每逢星期日，我都會帶同女兒一起去區內教會參加主日崇拜，有穩定的教會生活，可以讓我更有力量面對生活上的困難和壓力，我更認為穩定的教會生激對孩子由其重要，讓小孩子自細明白道理，行當行的路！

雖然區內有不少教會，但似乎仍未足夠滿足將軍澳的人口增長，很多教會因歷史悠久或學校背景關係已很多信徒，所以我很讚成是次規劃建議，將有關用地規劃為教會用途。

曾幾何時，將軍澳街上，不少童黨聚集，相信用地作教會用途，也能令區內環境純樸，區內小朋友健康成長，減低小朋友學壞風險，減少童儻情況！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-191919-63776

提交限期

Deadline for submission:

27/08/2021

5-19

提交日期及時間

Date and time of submission:

23/08/2021 19:19:19

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Bowie Lau

意見詳情

Details of the Comment :

I do agree to have a church, as the spiritual life is highly important for new residential area in Ti u Keng Leng. Facing the rapid growth in the Tseung Kwan O areas, residents are feeling valuable and beneficial for having church services regularly within the housing areas.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-192906-22021

提交限期

Deadline for submission:

27/08/2021

5-19 附加

提交日期及時間

Date and time of submission:

23/08/2021 19:29:06

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Bowie Lau

意見詳情

Details of the Comment :

It is grateful for having a church as Good Soil Church at Tong Yin Street, TKO. It is highly valuable to have this church services for all residents nearby for having spiritual relaxation and religious communication within the areas.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-201002-00745

提交限期

Deadline for submission:

27/08/2021

5-20

提交日期及時間

Date and time of submission:

23/08/2021 20:10:02

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam Mei Fung

意見詳情

Details of the Comment :

本人是居住在將軍澳站附近的居民，留意到近日有關以上Capri 商舖單位，擬申請宗教場所用途的公眾諮詢，本人對此十分支持，因為教會對社區的關愛，居民都有目共睹，除了營造和諧的社區氣氛外，無論兒童或青少年，甚至老人家，他們的身心靈都可以有正面而健康的建立，而且附近的教會數目也很少，如果Capri 有長遠的教會，對將軍澳南的居民來說是一個喜訊，希望有關當局接納他們的申請，造福居民，謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210823-204031-50613

提交限期

Deadline for submission:

27/08/2021

5-21

提交日期及時間

Date and time of submission:

23/08/2021 20:40:31

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM kam leung

意見詳情

Details of the Comment :

Support to have a Christian Church at the location which could enhance the religion diversity and culture mix in the TKO area.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-112941-94190

提交限期

Deadline for submission:

27/08/2021

5-22

提交日期及時間

Date and time of submission:

24/08/2021 11:29:41

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Karen Cho

意見詳情

Details of the Comment :

將軍澳南區內人口增長迅速，區內缺乏教會設施，擬議的計劃有助提高教會使用量，能提供除了購物商場外的多元社區配套，提升居民在社區內的凝聚力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-121923-36083

提交限期

Deadline for submission:

27/08/2021

5-23

提交日期及時間

Date and time of submission:

24/08/2021 12:19:23

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau Chiu Ho

意見詳情

Details of the Comment :

對於在將軍澳南，Capri商場有教會申請宗教用途許可，本人表示贊成，令到該區市民有一個崇拜地方，在衣食住行基本需要以外，居民的心靈需要得以滿足，希望政府及城規會批准這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-124322-80068

提交限期

Deadline for submission:

27/08/2021

5-24

提交日期及時間

Date and time of submission:

24/08/2021 12:43:22

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenneth Tong

意見詳情

Details of the Comment :

本人贊成這個規劃申請，因為將軍澳南區缺乏教會設施，區內大部分只是購物商場而欠缺其他社區配套，此申請能夠提供足夠空間給予居民在社區內進行宗教活動的機會。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-115337-56539

提交限期

Deadline for submission:

27/08/2021

5-25

提交日期及時間

Date and time of submission:

24/08/2021 11:53:37

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YEH

意見詳情

Details of the Comment :

I am writing to share my views regarding the A/TKO/124 - Proposal of including Religious Institution (Church) in the Zoning Plan at Capri Place, 33 Tong Yin Street, Tseung Kwan O.

My family and I have been residing at TKO South (TKOS) for more than 5 years now, and we have had families and close friends residing at Tiu King Leng for nearly 20 years. Therefore, we know the whole 'TKO South' (TKOS) well and are also very familiar with the development of this relatively new TKOS area as well.

With the completion of newly established estates in the TKOS area, we have witnessed increasingly more people moving in to this area. With restaurants and malls opening up one after another, more and more people – living near or far – would bring their families, kids, dogs, etc. & come to this area to enjoy shopping, dining, as well as other recreation facilities (e.g., boardwalk, bike trail, etc.).

As the entire TKOS community continue to evolve, it would be very beneficial to include Religious Institution (Church) into the zoning at Capri Place – for the following reasons:

1/ Provides Convenience for church attendees

Having established church(es) here would provide convenience for church-goers – especially to TKOS neighboring residents

2/ Provides Weekend & Sunday Worship Services

Weekend & Sunday Worship Services, kids Sunday Schools, etc. – would provide regular activities to serve Family & Kids – especially for TKOS neighboring residents

3/ Provides other services (e.g., Workshops / seminars)

Church may regularly run programs such as Family Workshops or Parents seminars or other Vocational talks, etc. – which could serve neighbors / community (not just regular church members)

4/ Draws regular crowd to areas – benefit community shops/restaurants

Due to reasons above (#1-3), church would draw regular crowd into the areas – which will also benefit neighboring business community shops/restaurants

Conclusion:

5-25

All in all, I would like to express my support to include Church (religious institution) in the Zoning Plan, as it is very suitable for the Capri area and will bring tremendous benefits not only to Church-goers, but also to the surrounding neighboring residents and even business communities.

Thank you for your attention and considerations.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-153528-16633

提交限期

Deadline for submission:

27/08/2021

5-26

提交日期及時間

Date and time of submission:

24/08/2021 15:35:28

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lau Ching Yiu

意見詳情

Details of the Comment :

得知城規會正在審批Capri商場地下鋪以作教會用地，本人對此十分支持。教會主張宣揚耶穌基督的愛，在區中散播這份福音。住在附近的居民即使沒有宗教信仰，也能感受到教會對社區的關愛，從而令到社區更和諧。另外，我認為一直以來教會對小朋友的教導能令他們走當走的路，使他們日後不會走歪。作為本區居民，眼見澳南海岸附近愈來愈多年青家庭居住，教會自然能祝福這些家庭，同時讓孩子得到適切的聖經教導。因此，本人十分希望城規會能通過此議案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210824-172009-13959

提交限期

Deadline for submission:

27/08/2021

5-27

提交日期及時間

Date and time of submission:

24/08/2021 17:20:09

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 蔡嘉華

意見詳情

Details of the Comment :

不同意原用作住宅及商業用途樓面面積改為宗教用途。

Capri 較其他將軍澳南住宅遠離商場。如連樓下商場亦改為宗教用途, 會令居民日常購物帶來不便。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210825-094746-99495

提交限期

Deadline for submission:

27/08/2021

5-28

提交日期及時間

Date and time of submission:

25/08/2021 09:47:46

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Au Kin Hung

意見詳情

Details of the Comment :

《路向四肢傷殘人士協會就申請編號：A/TKO/124規劃之意見》

路向四肢傷殘人士協會為非牟利自助組織，成立於1991年，主力服務因意外或先天病患而導致四肢傷殘人士，透過「個案探訪」、「復康資源」、「公眾教育」、「政策倡導」、「社會企業」，五大範疇，為初受傷者提供服務，藉此令他們重投社區，貢獻社會。各項服務中，均由會員主動參與其中，從中體會「受助」、「自助」、「互助」三大歷程，達致助人自助精神。

本會接獲城市規劃委員會發出的通知，就A/TKO/124規劃（將軍澳唐賢街33號Capri Place地庫及地下B01-B03、B05、B06、G02、G05、G05A及G13號舖）作宗教機構（教會）的諮詢。本會並不建議此規劃的申請。理由如下：

西貢區內的宗教場所數量已足夠，同時，區內對社福機構需要的迫切性更大。根據政府文件，2016年西貢區主要宗教的禮拜場所數目為71所。雖然宗教組織對區市民亦有相當的重要性，但西貢區內的社福設施一直未能應令區內市民的需要。根據《殘疾人士康復計劃方案》，康復諮詢委員會（康諮會）建議的殘疾人士康復服務的規劃比率如下：每420,000人設有一間日間社區康復中心；每280,000人設有一間的殘疾人士地區支援中心；然而，現時的全港日間社區康復中心亦只有4間，只佔康諮會建議的規劃比率22%；殘疾人士地區支援中心亦只有16間，佔康諮會建議的規劃比率52%。而根據《第四十八號專題報告書》，九龍東的殘疾人士比例亦為全港第三高，佔整體殘疾人士人口的20%。在社會福利與宗教相比之下，西貢區市民對社會福利設施的需要似乎更為迫切。同時，根據規劃圖，申請處所的位置附近亦未有社福設施以應付附近居民（寶盈花園、怡明邨等住宅範圍）的需要。

故此，本會並不建議在相關地方規劃成宗教組織之用。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210825-131031-77904

提交限期

Deadline for submission:

27/08/2021

5-29

提交日期及時間

Date and time of submission:

25/08/2021 13:10:31

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung Kong Sang

意見詳情

Details of the Comment:

由於將軍澳南急促發展，人口續漸增多，而教舍的數目不足以配合，可以發展宗教地段有限，因此建議讓Capri 地段改為宗教用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210825-134458-36153

提交限期

Deadline for submission:

27/08/2021

5-30

提交日期及時間

Date and time of submission:

25/08/2021 13:44:58

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Alice Chen

意見詳情

Details of the Comment:

你好，我們一家四口兩年前是從美國搬回香港定居，就開始入住CAPRI 屋苑。因為我們一家是基督徒，當時還在擔心去哪個區找教會？大約搬來CAPRI 一個星期，我的先生在樓下拿到宣嶺堂的宣傳單張，當時我們真的很開心，不敢相信上帝的安排。於是每個週日我們都會帶小朋友回去教會，小朋友也很快適應，因為她們從小在教會成長，她們同時也認識很多小朋友。慢慢我們發現宣嶺堂是一個充滿愛的教會，就像一個大家庭一樣，一班弟兄姊妹個個都很有愛心。現在我們參加宣嶺堂教會已經兩年了，不但每個週日回去教會，平日教會有活動我們都會帶小朋友回去參加。我們真心希望宣嶺堂繼續留在CAPRI 這個地方，我們很喜歡這間教會，甚至我們的鄰居和附近的鄰居都在教會一同認識，彼此相互關心。最後我們很希望宣嶺堂能夠繼續在CAPRI長遠發展！謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210826-002505-59638

提交限期

Deadline for submission:

27/08/2021

5-31

提交日期及時間

Date and time of submission:

26/08/2021 00:25:05

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chris Lee

意見詳情

Details of the Comment :

本人對於申請人基督教宣道會宣嶺堂今次的申請擴展由現時租用的單位至毗鄰的單位作教會用途表示贊成。可從居民需求因素、屋苑規劃因素、教會內部因素、教會的使命及對社區及居民的服務來看，教會成功申請必定為更多居民帶來更大裨益。

本人居於將軍澳市中心，眼見將軍澳南的發展，無論新的私人屋苑抑或新居屋已在近三四年間落成及入伙，估計該區人口在過去數年以倍計上升，估計現時人口大約為十萬人。再加上日出康城的新屋苑發展，新移到這區的人口也不斷上升。

從觀察所得，這些新屋苑吸納了不同外區的人口遷移至將軍澳這些新屋苑。從親身經歷方面，自己相識的朋友也被這區的規劃及新型屋苑設計吸引，他們也從外區搬遷到這新發展區或將軍澳港鐵站及調景嶺港鐵站附近之屋苑。

尤其是將軍澳南這區，近年很多商戶不斷進駐這裡的屋苑，其中以餐飲業、兒童教育機構、超市百貨為主，為該區居民提供基本需要，亦為周邊屋苑（將軍澳市中心及調景嶺）的居民前往該區消費及對子女教育多了一些選擇。

其實，除了居民日常生活及子女教育的需要是重要外，他們亦有其他的需要，其中對於有基督教信仰的家庭，特別有小孩子的家庭來說，他們會為選擇繼續返原先的教會抑或選擇在新居所附近的教會而作出考慮。對於將軍澳南區內增加教會使用的地方，亦即是今次申請人基督教宣道會宣嶺堂申請更改屋苑部份商舖作教會用途，的確有此需要，綜合有以下原因：

1. 居民對教會的需求增加

近幾年，由將軍澳以外地區遷移至將軍澳區，尤其是將軍澳南的居民，當中不乏有基督教信仰背景的家庭。他們主要於星期日都會到教會崇拜及聚會。當然，有些人會返回原屬之教會聚會，但亦有部份的基督徒，尤其是有年幼子女的家長，他們為了減少星期日舟車勞動，他們會考慮在將軍澳南或周邊地區選擇教會或同屬自己宗派的教會。若選擇後者的人口不斷增加，將軍澳南及周邊地區的教會數目及教會使用的地方也應相對增加及擴展，以應付需求。

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2. 目前教會地方不足

目前在將軍澳區的教會，因為所租用的地方或所使用的地方的限制，局限了聚會的人數。在過去，的確有教會因為參加教會聚會人數不斷增加，而教會現有的地方不足應付，因此，教會便需要在原有地方毗鄰擴張，或在區內尋求更大地方，或在適當的時候進行植堂，即教會其中的牧者帶領教會一些信徒，到另一地方設立新教會，然後吸納新的信徒。由於將軍澳區內現時能夠租用作教會的地方並不多，若有教會因植堂或擴展的需要而在本身區內尋找地方，又或者有外區的教會想在將軍澳區內成立分堂，的確不容易，因此，有教會想在將軍澳南這新區尋求地方是其中一個選擇。此外，本身已在將軍澳南地區內設立的教會想擴展而要在區內再找地方或擴展現時有地方，也是需要的。

3. 教會的內部資源調動

從觀察所得，將軍澳南的教會數目寥寥可數，因此，該區現有的教會已不斷調動地方及聚會時間以應付不斷增加的需求。若教會以往逢星期日設有一堂成人崇拜，但因應聚會人數不斷增加，教會便增加多一堂甚至兩堂崇拜。增加崇拜的堂數雖然暫時解決了問題，但人力及資源都會有局限，因此難以無上限地加設堂數以應付需求。

4. 屋苑的規劃受到限制

在未再有教會進駐將軍澳南這區以承接這批新移居入將軍澳南及的基督徒之時，現存之教會確實有擴展其租用之地方，以解決地方不足之問題。由於局限於屋苑之規劃，教會的擴展便受了不少的限制，故此教會向城規會就租用的地方及預期未來使用的地方申請更改用途是必需的。今次申請人基督教宣道會宣嶺堂便是面對這問題。從申請人申請表資料顯示，申請人事前已得到Capri商舖的業主的同意去申請更改用途。申請人應能取得業主的同意，實屬難能可貴，亦足以證明該業主認同該教會有擴展需要。

5. 申請者現時的情況

據我所知及從教會單張資料顯示，申請人基督教宣道會宣嶺堂現時已租用Capri 屋苑 地下G02及地庫B01及B02 單位。此教會已充份使用現時的地方作聚會之用途，當中地庫B01單位主要使用作為成人崇拜的地方，而B02單位則用作兒童崇拜及活動。現時教會一堂的成人崇拜只能讓大約180人參與，由於該教會聚會人數不斷增加，為了讓更多人（尤其成人）參與教會崇拜聚會，他們已由兩堂崇拜改為三堂崇拜，可見即使加重牧者及教會同工的負擔，他們也甘心樂意地服侍會眾及所有前來聚會的人。

為應付現時不足的地方及未來的發展的需要，申請人有需要尋求更多聚會地方。今次申請人申請將已租用的屋苑單位及毗鄰的單位由部份教會用途及部份商業用途更改為全為教會用途是合理的，是必需的及迫切的，以讓教會更多弟兄姊妹（根據申請人圖則主禮堂可容納聚會人數為350人，比現時多一倍人數）同時間一同崇拜，亦確保教會未來持續的發展，以及延續現有的服務及加大資源去關顧社區。

6. 申請人的服務對社區的裨益

6.1 社區和諧

據我所知申請人宣嶺堂在現時租用的屋苑已超過三年半之久，租用的地方也逐漸增多，因為出席教會聚會的人數由最初一百多人以倍增加至現時四、五百人，可見區內對教會

的需求是有增無減。

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另一原因，該教會在將軍澳區內積極傳福音必定是因素之一，因為從單張上看，該教會五個使命之一是佈道差傳。該教會鼓勵弟兄姊妹派發單張給自己認識的朋友，也在街上派發教會單張給途人（疫情前）。除此之外，該教會亦將單張透過郵政服務，寄發單張給將軍澳區內屋苑，讓更多人認識基督教及該教會。當更多人前來該教會聚會，透過該教會的使命，該教會必定以真理培育及彼此相愛去幫助他們成長，從而建立一個愛的群體，不單只幫助他們自身的家庭，也將這份愛散播給他們周邊及社區內外的人，因此，由一個和諧的小群體擴展開始，將和諧與愛帶給社區內的人，對整個社區的和諧起了一定的作用。

6.2 兒童培育

該教會對於兒童培育也作出很大的努力。兒童是社會的未來，他們從小認識正確的品德及價值觀是必需的。除了家庭及學校教育外，宗教信仰也作出一定的幫助。從宣道堂現時將教會一半的地方作兒童主日學及活動的用途，以及每年暑期都舉辦為期四日的主題性福音性的兒童活動來看，該教會對於兒童所投放的資源也不少，對於培育兒童成長也不遺餘力。有理由相信，該教會申請更多屋苑地方作為教會用途，不單對區內更多居民或家長有幫助，對他們的兒童有良好的培育提供了更多機會，讓他們的兒童從小學習正確的品德及價值觀。

6.3 支援家長

該教會不單重視兒童的培育，也同樣重視對家長們養育子女的扶持。由於將軍澳南及將軍澳區其他屋苑，吸引了很多新家庭及分支家庭搬進來，當中不少的年輕夫婦都有小孩子，在教養子女上總會面對一些問題，因此，該教會每年都不時舉辦一些關於夫婦相處及子女教養的講座，邀請專業人士來講解及分享，這些活動不單讓教會內的弟兄姊妹參與，亦公開讓教會以外、將軍澳區內區外的家長參與，即使非基督教信仰的家長，也可前來參與，讓教會為他們提供一些支援。

6.4 關懷服侍

該教會除了日常聚會及活動外，牧師及同工們亦關懷每個來教會聚會的人。若當中有弟兄姊妹或其親朋戚友需要幫助，教會牧師及同工都會樂意去服侍，例如他們會做家訪、探病、禱告服侍、婚禮證婚、喪禮安息禮拜等。若教會有更多的地方，讓更多人來聚會，教會的服侍可以惠及更多的人。

從以上居民需求因素、屋苑規劃因素、教會內部因素、教會的使命及對社區及居民的服務來看，教會的申請若能成功，必定為更多居民帶來更大裨益，因此，本人十分支持申請人的申請，好讓該教會為社群籌劃更多、更廣、更進一步、及更長遠的服務及支援。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210826-015157-63517

5-32

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

26/08/2021 01:51:57

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Yuen Ki

意見詳情

Details of the Comment :

支持以上地址作為教會用途

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210826-020258-58736

提交限期

Deadline for submission:

27/08/2021

5-33

提交日期及時間

Date and time of submission:

26/08/2021 02:02:58

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHIU WAITING

意見詳情

Details of the Comment :

本人為將軍澳區康城的業主，於將軍澳區居住有10多年，兩位女兒亦在將軍澳就讀幼稚園。希望藉此表達支持將軍澳南地區有宗教機構（教會），並相信此能幫助整區居民受惠。

本人從小在基督教教會中成長，亦到過不同的教會。本著愛神愛人的精神，知道各教會都會不時舉行不同關顧鄰舍的活動，例如探訪，派需用品等。因此，興建一間教會，不單是該教會的人能受惠，其實區內各鄰舍，特別是有需要的人，如長者，小孩子等，都一同受惠。

另外，本人亦注意到，社區以致整個香港在近年，因著疫情或社會的情況，正經歷著各種動盪變遷。本人實在深信，人必需要有內在平安和喜樂，以得到安定的生活，同時增強凝聚社區，以致香港的心。這種平安和喜樂，正正就是在教會中幫助人尋找得到。

眼見將軍澳南區最近發展迅速，環境亦更優美，本人實在深感恩慰。本人深信除了外在環境，人心之喜樂、良善，亦是令社區變得更好的重要因素。本人樂見區內居民能因著美好的環境，喜樂的內心，面上掛上更多笑容。因此，本人絕對支持當局將將軍澳區此用地改為宗教機構（教會）之用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210826-090711-05743

5-34

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

26/08/2021 09:07:11

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Au

意見詳情

Details of the Comment:

I am living in Wings IIIA. The church location is perfect for me.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/TKO/124 Capri Place TKO Religious Institution
26/08/2021 03:48

5-35

From:

To:

FileRef:

tpbpd <tpbpd@pland.gov.hk>

A/TKO/124

Units B01 - B03, B05, B06, G02, G05, G05A and G13, B/F and G/F, Capri Place, 33
Tong Yin Street, Tseung Kwan O

Site area : 3,185sq.m

Zoning : "Res (Group A) 6"

Applied use : Religious Institution (Church)

Dear TPB Members,

Strong objections. This Evangelical church already occupies a number of units in the podium.

The intention of these podiums is to ensure a diversity of services, mostly commercial, to the residents. It is unacceptable that one sect be allowed to take over much of the space and in essence monopolize it.

How many Christians live in the complex? Probably only a minority.

Any church of a certain size should be accommodated in its own building, not imposed on a residential complex. There are many vacant schools for example that it could occupy.

While the developer will rent out to the highest bidder, and these churches always have plenty of cash, the board has a duty to ensure that a certain balance be archived at locations like this, and this is why TPB approval is required,

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210826-205210-26215

提交限期

Deadline for submission:

27/08/2021

5-36

提交日期及時間

Date and time of submission:

26/08/2021 20:52:10

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Eliza Fung

意見詳情

Details of the Comment :

When seeing the post about having a church around Capri area, I must say that it is such a great news to me & my family. The community here is getting larger and larger around the TKO South. There are many young families here with lots of schools and shops for families. A church in this area definitely put energy and positiveness to the community here.

We ask the government to approve this and let it happen! A church that established here will attract more people with optimistic mindset that are eager to build the city up and bring a lot of blessings to people around.

Fully support!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-075541-76513

提交限期

Deadline for submission:

27/08/2021

5-37

提交日期及時間

Date and time of submission:

27/08/2021 07:55:41

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau lap man

意見詳情

Details of the Comment :

在社區中有教會、使整個社會都會健康發展……

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-115712-42663

提交限期

Deadline for submission:

27/08/2021

5-38

提交日期及時間

Date and time of submission:

27/08/2021 11:57:12

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Amy Lee

意見詳情

Details of the Comment :

Dear Sir / Madam,

As a resident in Tseung Kwan O community, I am pleased with this opportunity writing to the Town Planning Board regarding the planning application A/TKO/124.

I have been living in this community for more than 10 years and I am witnessing the changes and development in most newly developed area in Tseung Kwan O.

I strongly request and agree to have churches in the community. There are many young families with children newly move-in Tseung Kwan O in recent years. I believe churches here provide a good place that connect people and build up harmonic relationships with the neighbourhood.

As the young family group is growing in the community, churches provide nearby residents, especially for the young generations with a healthy and a safe place where they are able to be nourished and to grow with positive impact on both mentally and spiritually.

As more people live and visit this community, I am grateful to see the whole community becomes more energetic and vibrant. I believe people living here not only treasure the nice, family-friendly environment and facilities but also the harmony, peaceful impact that the churches bring into the community.

For your consideration please with the said planning application (A/TKO/124).

Yours faithfully,

Amy Lee

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-130632-48159

提交限期

Deadline for submission:

27/08/2021

5-39

提交日期及時間

Date and time of submission:

27/08/2021 13:06:32

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tse

意見詳情

Details of the Comment :

你們好！

經歷著這兩年的世紀疫情，確實感到世事難料，人算什麼，自以為滿有智慧的人類，發明不同的先進科技，甚至疫苗，卻仍未能控制/消滅比人類微小、甚至看不見的病毒！人實在很渺小，亦很有限，人生沒有什麼可以把握。

家住將軍澳，有見近年將軍澳南區的新發展，實在帶來很多物質享受！可惜，物質享受雖多，但人們的心靈卻是非常空虛，這從近年有不少人陷入精神情緒困擾中可以看見！更使我感到人生除了物質享受，最重要乃是心靈健康，清楚知道人生的真正意義及終點！得知有申請Capri店舖作教會發展用途，本人十分之同意，亦感到切實的需要！願意教會的建立能帶給居民及家庭有真正的平安喜樂及人生意義，謝謝有關部門能懇切考慮♀♀

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-132218-40364

提交限期

Deadline for submission:

27/08/2021

5-40

提交日期及時間

Date and time of submission:

27/08/2021 13:22:18

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JONG

意見詳情

Details of the Comment :

城市規劃委員您們好，

由1998年本人遷入將軍澳組織家庭直到現在，有一位小朋友，過往我們一家都一直在一所基督教學校中返教會，教會對我們家庭及小朋友成長有非常良好教導，正確價值觀等等。好感恩將軍澳教會都致力投入讓社區每個家庭都得著祝福。現在我們每星期日會返到座落於Capri商場中的一間教會，也見證教會在這幾年在澳軍澳南區有好多家庭居民來到Capri返教會，當中更有好多年青一代夫婦及他們的小朋友，看見每星期天都有好多小朋友，他們真的好愛返教會啊。也看見這地方是很適合讓更多未來想找教會的新居民家庭，包括將軍澳南區及會有更多居民搬遷進入日出康城更大發展住宅區，期望城規委員接納教會申請Capri商場地庫為宗教場所，展望將來祝福社區。也感恩城規局一直努力發展將軍澳，願神祝福您們，身體健康，家庭蒙福，生活平安。

謹啓

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-133719-40034

提交限期

Deadline for submission:

27/08/2021

5-41

提交日期及時間

Date and time of submission:

27/08/2021 13:37:19

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jong

意見詳情

Details of the Comment :

我是住在將軍澳的學生，我同意將capri地下舖轉為教會用途。首先，教會能為人帶來祝福及平安。現在香港受疫情的陰霾籠罩着，使人心惶惶、惶恐不安，有部分人更因新冠病毒痛失親友，十分需要得到慰藉。教會能讓人明白真理，就是相信耶穌就能得永生及真平安，因此教會的需求很大。另外，將軍澳南區正有許多人遷入，是因為有很多新屋苑冒起，因此將軍澳南區很需要教會。而在Capri的宣道堂需要更大的地方才能讓更多將軍澳南區居民參與，認識福音，所以我懇請政府批准將其土地改為教會用途。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-134420-23709

提交限期

Deadline for submission:

27/08/2021

5-42

提交日期及時間

Date and time of submission:

27/08/2021 13:44:20

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHOW Hau Kit

意見詳情

Details of the Comment :

I am living in TKO for over 10 years and with family of three. I support for the proposed application as it is good to have a church in the southern-most part of the TKO area as it is difficult to have a large church congregation without a premises of certain size on their own these days in particular in TKO where all the lands are mostly occupied by large development w/ only commercial uses and seldom allow any church to lease such premises to church use on their own except may be to borrow school hall or community hall for make-shift congregational use. It is great that now there is a church in Capri that the developer is willing to lease out and let them expanding in appropriate time frame, it is very good for the community as a whole to have non-commercial aspects in life to balance with and right next to the TKO Central Park and Harbor-side promenade areas.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-135631-94744

提交限期

Deadline for submission:

27/08/2021

5-43

提交日期及時間

Date and time of submission:

27/08/2021 13:56:31

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edwin Law

意見詳情

Details of the Comment :

As a nearby Tseung Kwan O resident living in Metro Town, I strongly support the proposed use of religious institution in the captioned premises.

First of all, there are already sufficient varieties of shops within the region, like restaurants, grocery stores, learning and playing centres for kids, centres for the elderly, supermarkets, veterinary clinics, etc. However, so far there is none for religious purpose. As there are large no. of residents living around, a place for religious function can cope with the needs of people of the greater T KO including Lohas Park region.

Though the premises is quite near residential area, it would not cause nuisances and noise problem since the opening hours would not span until late night nor commences early in the morning. Moreover, the participants would not gather out of the premises and most of them are well behaved people, and hence would not cause any hygienic or obstruction issues at all.

Lastly, religious activities can bring positive atmosphere, sense of belonging, and serenity to the community, and help tighten relationship and collaboration among people.

Thanks for your kind attention.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-144705-67893

提交限期

Deadline for submission:

27/08/2021

5-44

提交日期及時間

Date and time of submission:

27/08/2021 14:47:05

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Katie YIU

意見詳情

Details of the Comment :

I am writing to express my opinion on the planning application no. A/TKO/124, regarding the application for permission of the change of use within the building located at Commercial Accommodation of Capri, No. 33 Tong Yin Street, Tseung Kwan O Town (the "Application").

I am a Hong Kong citizen who have been living in Tseung Kwan O ("TKO") for over 15 years. I make this submission in support of the Application without hesitation.

From the information before me, TKO has been expanding rapidly in the past decades and the current population exceeds 414 000. The projected population in TKO New Town is expected to be reached 451 600 in Year 2029 (Please refer to: Projections of Population Distribution 2021-2029, by District Council District, New Town and Tertiary Planning Unit of Technical Services Section of Planning Department, Published in March 2021.). Meanwhile, according to the research conducted in Year 2019 regarding the development of churches in Hong Kong, the majority of the Christians in Hong Kong encountering difficulties on their career development and the upbringing of their offsprings.

As we all know, TKO Town South has a number of newly developed private housing estates as well as public estates, lots of families with kids have been moving to TKO Town South. How to help the kids, parents and the community to grow up happily has become one of the important issues in Hong Kong.

For the kids to grow up happily, it comprises a balance development in the domains of physique, intellect and emotion. I believe that religious institution (church) is a good place for kids' emotional and behavioral development. According to the information provided by the applicant, i.e. Christian & Missionary Alliance Good Soil Church (the "Church"), I note that the Church had arranged various kinds of activities, such as seminars and talks about parenting and communication, summer bible studies with games etc regularly in the past few years. These activities do help the families and their kids on emotional and behavioral development and encourage the families and kids to make friends with each other. They would learn how to respect each other and it was a great opportunity for the kids to communicate with people at different ages.

On the other hand, children love imitating others. Hence, adults, not only their parents and grandparents, should always be their good role models. In church, people are at different ages and from different backgrounds. I believe that pastor(s), clergy(ies), deacon(s) etc is a good role model. However, as per my own observation, I notice that we do not have enough church(es) located at

TKO Town South, and at the same time, the population at TKO New Town keeps increasing rapidly. As a result, I agree to the Application.

Apart from the kids' emotional and behavioral development, the Application will also further strengthen the neighborhood among the TKO Town South. People who live in TKO Town South will enjoy an harmonic district together.

Nurturing children is an inherent duty of parents, though, assistance from society, including our Government and religious institution (church) is always important and welcome. Not only children need love and support, all of us need love and support. Our Government is the backbone of each Hong Kong citizen, and shouldering the responsibilities and supporting the whole society. In this connection, I solemnly and sincerely hope that the Application will be granted by our learned Government department.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-170636-94778

提交限期

Deadline for submission:

27/08/2021

5-45

提交日期及時間

Date and time of submission:

27/08/2021 17:06:36

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lo Hoi Lee

意見詳情

Details of the Comment :

本人十分贊成此地段作教會用途。

信仰能洗滌心靈，基督教提醒人常存盼望、喜樂，意志消沈的社區人士到教會聽道會重燃希望。

教會能增加社區的資源，教會定期舉辦多元化的活動，如親子家長講座、兒童暑期活動班，透過這些活動教會與社區產生連結，社區人士生活更多姿多采。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-175532-37981

提交限期

Deadline for submission:

27/08/2021

5-46

提交日期及時間

Date and time of submission:

27/08/2021 17:55:32

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 楊雪芳

意見詳情

Details of the Comment :

本人絕對贊成此申請成為教會用地！將軍澳南是一個打造成適合中西文化不同國籍居住的好地方，這幾年陸續見到不同家庭搬入此區，他們都非常享受此區的環境，設施，交通，更加享受這的教會，常常見到一家大小一同設教會。在電子科技非常發達的年代，人的內心仍然非常沒有平安，加上有不少的家庭因電子的產生發生不少的得衝突；再加上COVID-19 疫情，令人更加擔心恐懼徬徨，常常聽到附近的街坊鄰居討論若不是附近有教會可以返，日子真的不知如何渡過。

教會坐立此地與這區也非常配合，市民共同建立和諧的社會，不令任何不良的氣氛在這些發生，這也大大幫助政府可以輕省地管理這區。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-204941-92319

提交限期

Deadline for submission:

27/08/2021

5-47

提交日期及時間

Date and time of submission:

27/08/2021 20:49:41

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung Yim Yi

意見詳情

Details of the Comment :

我已居住調景嶺區多年，一直難尋近自己居住地方的教會，現得知Capri這地方會開設教會，實在帶來維景灣畔，甚至日出康城居民一個極好的消息啊！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-230819-59222

提交限期

Deadline for submission:

27/08/2021

5-48

提交日期及時間

Date and time of submission:

27/08/2021 23:08:19

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張錦輝

意見詳情

Details of the Comment :

作為將軍澳社區的居民，我很高興有機會就規劃申請 A/TKO/124 寫信給城市規劃委員會。

我非常同意在將軍澳區建立教會。我一家四口於這個社區住了十多年，見證了近年區內大部分的發展及變化。最近四、五年，有不少新屋苑於調景嶺及將軍澳落成，有很多新的居民入住本社區，我觀察到當中多數是有孩子的年輕家庭，我覺得教會可以提供一個很好的環境，當人們參與當中的聚會及活動時，可以聯繫各人，幫助到新、舊居民的共融及適應，對社區建立和諧的關係有長遠及正面的影響。

另外，我覺得教會亦可以為區內的兒童及年輕一代，提供了一個健康、安全及正面的環境，讓他們得到心靈及精神上正面的熏陶，對身邊的事物及鄰舍更有愛心及互助精神，長遠對區來居民的質素及治安產生積極的影響。

隨著越來越多人於將軍澳區生活，我期待看到整個社區變得更有活力，居民之間能夠和平友愛、守望相助，環境清潔及衛生。我相信教會及當中教導的道理定能帶給社區和諧及正面的發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-231231-43236

提交限期

Deadline for submission:

27/08/2021

5-49

提交日期及時間

Date and time of submission:

27/08/2021 23:12:31

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenneth Lai

意見詳情

Details of the Comment :

I am writing to support the A/TKO/124 application. As the property owner in TKO district, I do think that having a church in the neighbourhood is important to the social community. It is obviously that there is not enough church servicing people who live in this district. People would have to go to church from a long distance travel which jeopardise our worship time, living quality and daily life. With the increasing population in the district, we would need more space for church to develop and operate so that more people can learn about gospel and practise our religion.

Church is also important for our children development as they have been providing vital bible studies to all kids from different age group. This can help us esp parents to ensure our children can be raised with right values and Religious studies by the church. Most importantly people can feel the love from God during this chaotic time. May God bless everyone of us.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-234626-11405

提交限期

Deadline for submission:

27/08/2021

5-50

提交日期及時間

Date and time of submission:

27/08/2021 23:46:26

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsz chun Chung

意見詳情

Details of the Comment :

As a TKO resident, I am glad to hear the area is applying to be Religious Institution (Church). Reason as follow: future population of south TKo will grow rapidly, and the needs of a church for people to have peace & claim and a place to worship Jesus is essential. Enough space for Christians to worship, to bible study and especially for the children to learn bible and grow is needed. Apparently, current space of the church is going to be saturated very soon. So, I am very supportive to the area to be Religious Institution (Church).

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-234749-79867

提交限期

Deadline for submission:

27/08/2021

5-51

提交日期及時間

Date and time of submission:

27/08/2021 23:47:49

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong wing shan

意見詳情

Details of the Comment :

我是將軍澳的居民，我同意在這地方成為教會用途。

在將軍澳南區較少有關教會團體的地方，若在此可為教會用途，可以方便居民參與，更加可以協助推進家庭和諧及有正面的影響。

相信受惠的不單是成年人，更加惠及不同年齡層的居民，教會應會協助兒童成長，讓他們從小就學會愛人，愛社區。青少年更加可透過教會的培育，成為獨當一面，願意為人作出貢獻及付出的人，在家庭方面，透過不同的教會聚會，也能協助家長學習教養孩童，建立溫馨和諧的家。老年人亦能在年長時回顧生命，亦學習繼續享受成果及付出。故若此地能成為教會用途，相信未來會造就更多將軍澳居民，祝福家庭，建立和諧美好社區。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210827-235550-43034

提交限期

Deadline for submission:

27/08/2021

5-52

提交日期及時間

Date and time of submission:

27/08/2021 23:55:50

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/124

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Evelyn Chow

意見詳情

Details of the Comment :

It would be valuable to have a church around the TKO south community.

In my opinion, we need more than just commercial shops/restaurants around the newly built estates, especially when we aim for a positive growth in health and compassion within the community.

Advisory Clauses

- (a) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) to note the comments of the Chief Building Surveyor/New Buildings Division 1/Hong Kong West, Building Department that:
 - (i) before any new building works are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works. Authorized Person (AP) must be appointed to co-ordinate all building works in accordance with the Buildings Ordinance. However, the carrying out of minor works can follow the provisions laid down under Minor Work Control System;
 - (ii) the proposed change in use of the existing shops to church would significantly increase the number of occupants. Sufficient means of escape should be provided according to Code of Practice for Fire Safety in Buildings 2011;
 - (iii) every room used for the purpose of an office shall be provided with natural lighting and ventilation in accordance with Building (Planning) Regulation (B(P)R) 30 and 31;
 - (iv) every room containing soil fitment or waste fitment shall be provided with natural lighting and ventilation in accordance with B(P)R36; and
 - (v) detailed comments will be given during general building plans submission stage.