

Section 16 Planning Application
for Proposed Religious Institution in “Residential (Group A)” Zone
at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex,
No. 11 Tong Chun Street, Tseung Kwan O

PLANNING STATEMENT



Prepared by

KJL Limited

for

C&MA Sun Kei Alliance Church Limited

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EXECUTIVE SUMMARY

This application is submitted on behalf of C&MA Sun Kei Alliance Church Limited to seek the Town Planning Board's (TPB) permission for the proposed religious institution (church) at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O ("the Application Premises"). The Application Premises falls within an area zoned "Residential (Group A) ("R(A)") on the Draft Tseung Kwan O Outline Zoning Plan (OZP) no. S/TKO/29. According to the Notes of the OZP, the proposed church use of the Application Premises is regarded as "religious institution", ie. under column 2, which requires planning permission from the TPB.

The Application Premises has a gross floor area of about 96m². The Application Premises is estimated to accommodate a maximum of 30 people. Various social/community services and religious services, including supporting services for those with special learning needs and disabled persons, elderly fellowship, youth activities and parent support groups will be provided.

The proposed religious institution (church) use is fully justified based on the following reasons: -

- The proposed religious institution (church) use is in line with the existing planning intention of the "R(A)" zone.
- The proposed use is compatible with the other existing uses in the commercial complex of Bauhinia Garden.
- The Application Premises is easily accessible and well served by public transportation and footbridge linkages.
- The proposed church will meet the much needed religious and social/community services in the surrounding residential neighbourhood.
- There is no interface problem with the residential portion of Bauhinia Garden.
- There is no impact on the pedestrians and existing shop users of the commercial complex.

We sincerely request the TPB to give favourable consideration to this S.16 application.

行政摘要

本申請乃代表基督教宣道會宣基堂有限公司提交，旨在尋求城市規劃委員會（城規會）批准在將軍澳唐俊街 11 號 寶盈花園商場 1 樓 15 和15A 號鋪用於擬議宗教機構用途。申請的地點位於將軍澳分區計畫大綱草圖編號 S/TKO/29 的「住宅（甲類）」地帶的範圍內。擬議的宗教機構(教堂)屬於第2欄用途，需要獲得城規會的規劃許可。

申請的地點總樓面面積約96平方米。申請的地點估計最多可容納 30 人，將提供各類社會/社區服務及宗教服務，包括為有特殊教育需求及殘障人士提供支援服務、長者團契、青少年活動及家長支援小組。

擬議的宗教機構(教堂)用途符合區內需要，理由如下： -

- 擬議的宗教機構（教會）符合「住宅（甲類）」的規劃意向。
- 擬議用途與寶盈花園商場內的其他現有用途相容。
- 申請地點交通便利。
- 擬議教會將滿足週邊居民急需的宗教和社區服務。
- 與寶盈花園住宅部份分開，不會對居民造成騷擾。
- 對行人和現有商店使用者沒有影響。

我們懇請城規會積極考慮這項申請。

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1. Introduction

- 1.1.1 This application is submitted on behalf of C&MA Sun Kei Alliance Church Limited (the Church) to seek the Town Planning Board's (TPB) permission for the proposed religious institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O ("the Application Premises").
- 1.1.2 The Application Premises falls within an area zoned "Residential (Group A) ("R(A)") on the Draft Tseung Kwan O Outline Zoning Plan (OZP) no. S/TKO/29 (Figure 1.1 refers). According to the Notes of the OZP, the proposed church use of the Application Premises is regarded as "religious institution", under column 2, which requires planning permission from the TPB.

2. The Applicant: C&MA Sun Kei Alliance Church Limited

- 2.1.1 The applicant is a member of Christian & Missionary Alliance Church Union Hong Kong Limited (CMACU). CMACU, established in the late 19th Century, has been providing religious services and numerous community services in Hong Kong for over 100 years.
- 2.1.2 The Christian and Missionary Alliance Sun Kei Primary School together with the Church was established in 1998 in Tseung Kwan O. The Church has been providing supporting services to the school, its students and parents.
- 2.1.3 The Church aims to extend its services to weekdays so as to better serve the local community.

3. The Application Premises and Its Surroundings

3.1. Site Location

3.1.1. Bauhinia Garden is bounded by Po Yap Road to the north and Tong Chun Street to the west. It comprises 8 residential blocks and a commercial complex. Bauhinia Garden is well served by public transportation. Both the Tseung Kwan O MTR Station and Tseung Kwan O Station Public Transport Interchange are located within 150m to the northwest of Bauhinia Garden, which is less than 5mins walk (Figure 3.2 refers).

3.1.2. The Application Premises is located at level 1 of the Bauhinia Garden Commercial Complex (BGCC) which is a 2-storey purpose-built complex (Figure 3.1 refers). Its major uses on ground level are mainly shop and services such as restaurants, pharmacy, vegetable/fruit stalls, convenient shops, dental clinic etc. The shops on level 1 are mainly occupied by education centers and music/art learning centers. BGCC, fronting Tong Chun Street, is easily accessible from street level or from the footbridge linkages with the surrounding developments to the north.

3.2. Surrounding land use

3.2.1. The land uses around BGCC are predominately residential which include The Parkside and the Wings II to the west across Tong Chun Street, the Grandiose and Tseung Kwan O Plaza to the north across Po Yap Road, Yee Ming Estate to the immediate east. The Wings is situated above Tseung Kwan O MTR Station to the northwest. Schools in close proximity ie. Tsung Kwan O Methodist Primary School and Evangel College are located to the immediate south of BGCC (Figure 3.2, 3.3 (a) and 3.3 (b) refers).

3.2.2. BGCC is well connected with the retail podium of the Wings (Pop Corn 1) and the Grandiose (Pop Corn 2) via footbridges.

3.3 Similar Approved Planning Applications

3.3.1. There are similar approved planning applications for religious institution within commercial podium in area zoned "R(A)" in Tseung Kwan O (Table 2.1 refers). The proposed religious institution use will be consistent with TPB's previous approval on religious institutions at "R(A)" zone in the past 10 years.

Table 2.1 Similar Approved Planning Applications

Case No.	Nature of Application and TPB Decision	TPB Approval Date
A/TKO/124	Proposed Religious Institution at "R(A)6" zone Approval with conditions	24/9/2021
A/TKO/117	Proposed Religious Institution at "R(A)5" zone Approval with conditions	21/6/2019

3.4 Land matters

- 3.4.1. The Application Premises forms part of the private Lot TKOTL 62 (Figure 3.4 refers). The applicant is the registered owner of the Application Premises. The Application Premises is divided into 2 units ie. unit 15 and 15A. Unit 15 with a GFA of about 46m² is vacant and Unit 15A with a GFA of 50m² which is under a rental lease term until mid-2027, is operating as a hair salon.

4. The Proposed Scheme

4.1 As mentioned above, the Application Premises is divided into 2 units (unit 15 and 15A). Unit 15 is vacant and Unit 15A is currently operating as a hair salon. The applicant proposed to convert the Application Premises for church use in two phases. Phase 1 will involve the vacant unit 15 which will be renovated for religious institution (church) use subject to TPB's approval. In phase 2, Unit 15A will be combined with Unit 15 for religious institution (church) use at a later stage after the completion of the rental lease in mid-2027 (Figure 4.1 refers).

Proposed Services

4.2 The applicant proposes to provide various community services/activities at the Application Premises which include:-

- a. Supporting activities for the families with special learning needs and disabled persons
 - The applicant has been providing ministry service to those with special learning needs and disabilities in the past ten years. Caregiver support groups and related activities, including "prayer meetings" are proposed to better support the physical, mental and spiritual needs of those caregivers.
 - The proposed support groups are envisaged to be held during day time or evening on weekdays.
- b. Services/activities for the elderly
 - Various services and activities are proposed for the elderly, such as freegiving of daily necessities, outdoor activities, health talks etc. Elderly fellowship, prayer meetings and worship services are also proposed to comprehensively serve the elderly in terms of their social and spiritual needs.
 - The proposed elderly services are envisaged to be held during day time on weekdays.
- c. Extracurricular activities for the youth
 - Extracurricular activities such as, interview skills seminars, prayer support for the DSE students, youth worship, etc. are proposed to serve the youth in the area.
 - The proposed youth services/activities are envisaged to be held on weekdays and weekends during day or evening time.
- d. Parents support group
 - Activities such as parent-child workshops, parent support groups and prayer meetings are proposed for the parents in the area.
 - The proposed services/activities are envisaged to be held during day time or evening on weekdays.

- 4.5 The operating hours of the proposed church at the Application Premises will mainly be Monday to Sunday, from 9:30am - 5:30pm. It may be extended to 10pm for special events as necessary. The Application Premises is anticipated to accommodate a maximum of 30 people.

5. Justifications for the Proposed Scheme

5.1. In line with the OZP Planning Intention of R(A) zone

5.1.1 The proposed church is a Column 2 use under "R(A)" zone on the Draft OZP. The planning intention of the "R(A)" zone 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. The proposed church will be located at the purpose-built commercial complex which is in line with the exiting planning intention of the "R(A)" zone.

5.2 Compatible with the surrounding uses

5.2.1 The proposed church will be located at level 1 of the existing commercial complex building. Ground floor shops are mainly used as restaurants, pharmacy, vegetable/fruit stalls, convenient shops, dental clinic whilst the shops on level 1 are mainly used as education centers and music/art learning centers. The proposed church is considered compatible with the existing shop and services uses in the complex.

5.3 Easily accessible

5.3.1 The Application Premises is well served by the Tseung Kwan O MTR Station and the Tseung Kwan O Station Public Transport Interchange which is located within 150m from the Bauhinia Garden ie. less than 5 mins walk. It is also easily accessible from street level via lifts and staircases as well as from the footbridge linkage from Pop Corn 2.

5.4 Meet the existing and long-term community needs

5.4.1 The proposed church will meet the existing and long-term community needs. The applicant has long been providing supporting services to the local community in Tseung Kwan O since 1998. With the Application Premises, the applicant will be able to extend its services to the weekdays and serve the residents at the south of the Tseung Kwan O Town Centre.

5.5 No interface problem with the residential portion of Bauhinia Garden

5.5.1 The proposed church will be located on the 1/F of the purpose-design commercial complex of Bauhinia Garden with separate entrance from the residential portion of the development. Hence, the church will not cause any adverse impact to the residents of Bauhinia Garden.

5.6 No impact to the pedestrians and existing shop users

- 5.6.1 The Application Premises is easily accessible from Tong Chun Street via lifts, staircases and footbridges from Pop Corn 2. With the gross floor area of 96m² and only about 30 people will be accommodated, it is considered that the proposed church will not result in any adverse impact to other shop users and pedestrians.

6. Conclusion

- 6.1. The proposed church will provide the much-needed Christian services and community services in Tseung Kwan O such as support to the families with special learn needs, services/activities for the elderly, extracurricular activities for the youth and parent support groups etc. The Application Premises will enable the church to extend its services to weekdays. Its convenient location will better serve the local residents.
- 6.2. The proposed church complies with the planning intention of the Draft OZP and compatible to the surrounding uses in the commercial complex. It is a suitable use at the Application Premises in view of its compatibility and accessibility.
- 6.3. In view of the above, the proposed religious institution (church) use is considered to be acceptable.