

旺角洗衣街/花墟道重建方案(YTM-013)公眾申訴，需要你的意見!

市民喜歡在不同節日逛花墟，拆掉她多可惜，花墟值得保留。

反對理由 (可選多項)

【1】花墟重建 特色喪失：花墟因社群多年有機發展，成為世界知名的旅遊區。現行重建計劃將清拆核心地段興建高密度住宅，破壞花墟整體性，難以保留原有街道活力氛圍。過去如禧帖街和波鞋街的重建例子顯示，保留地區特色往往只成空談。 | 【2】重建範圍 標準任意：現行重建範圍標準不明，重建優先考量市建局財務利益而非實際需要。多數建築近年已維修完備，並無急切重建需求，而真正年久失修的建築物卻被排除在外，顯示範圍劃分不合理。 | 【3】水道公園 過橋抽水：市建局原計劃以「城市水道公園」名義納入大量公有土地，但後來竟改為建設「水池」、「水盤」等設施，明顯「走數」。這種名不副實的漂綠行徑削弱了重建合理性，城規會不應接受此類抽象虛構方案。 | 【4】活化後巷 妨礙社區：後巷活化計劃忽視其作為商戶社區空間的重要性。市建局舉銅鑼灣白沙道為例，無視當地實際情況差異，過分強調經濟價值而忽略商戶日常運作需求，削弱花墟商戶生存空間。 | 【5】公共設施 十年受災：重建計劃將影響大量公共設施，包括體育館、球場等停用至少8年，期間並無替代方案。若為一個不存在的「水道公園」而犧牲公眾設施，實屬不值得推行。 | 【6】扭曲民意 不盡不實：市建局聲稱重建得到民意支持，但訪問中並無清楚說明重建影響，受訪者亦不知社區設施會被佔用，反映民意基礎並不真實，令人質疑其評估結果的準確性。 | 【7】加密發展 愈來愈熱：市建局在花墟推行「地積比轉移」，建高層大樓，將進一步提高已過密的區域密度，加劇熱島效應，令市區環境更為炎熱不適，與保育和改善環境的初衷背道而馳。 | 【8】侵蝕公園 讓路豪宅：市建局可將公共休憩空間轉作住宅或商業用途，嚴重侵蝕公共空間，破壞公園休憩功能，對原有舊樓群缺乏整合規劃，反而集中發展豪宅，這種侵吞公共資源的重建策略應被制止。 | 【9】侵吞花徑 佔天光墟：重建計劃將侵佔花墟徑和界限街步行徑，令漁商商販失去營商環境，「天光墟」文化遺產將消失，花墟原有的「烏魚花香」將變為「烏花香」，破壞原有生態文化。

姓名 (全名) Full Name

陳偉雄

身份證/護照號碼 (頭四位字母數字) HKID/Passport (First 4 alphanumeric character)

電郵地址 Email address

Submission Number:
TPB/R/S/K3/URA5/1-S901

就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

241023-153430-02972

Submission Number:

TPB/R/S/K3/URA5/1-S902

提交限期

Deadline for submission:

23/10/2024

提交日期及時間

Date and time of submission:

23/10/2024 15:34:30

「申述人」全名

Full Name of "Representer":

先生 Mr. Leung Man Fung Kenneth

「獲授權代理人」全名

Full Name of "Authorized Agent": 先生 Mr.

與申述相關的圖則

Plan to which the representation relates: S/K3/URA5/1

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
改善一帶交通	支持 Support	增加合法停車位置, 減少違例泊車及減少阻塞交通. 但需要注意停車場出入口位置, 以免因為出入, 排隊入停車場而引起的堵塞及阻路情況.
重建體育館	支持 Support	有效提升及至配合當區人口增長及比例. 改善設施以能給予市民享用安全及先進設備

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-160732-91168

Submission Number:
TPB/R/S/K3/URA5/1-S903

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 16:07:32

「申述人」全名
Full Name of "Representer": 先生 Mr. Tam Yun Wah

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	支持理由： •作為油旺研究後首個落實的重建項目，可推動油旺地區重建 •今次應用了新規劃工具，對其他重建項目有參考及示範作用 •市建局現時需要開展一些規模少、效益大的項目，以維持財政穩健，才能持續推動市區重建

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-162340-79709

Submission Number:
TPB/R/S/K3/URAS/1-S904

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 16:23:40

「申述人」全名
Full Name of "Representer": 女士 Ms. Tang Ming Sum Michelle

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街花墟道發展草圖	支持 Support	作為油旺研究後首個落實的重建項目，可推動油旺地區重建
S/K3/URA5/1	支持 Support	今次應用了新規劃工具，對其他重建項目有參考及示範作用
S/K3/URA5/1	支持 Support	市建局現時需要開展一些規模少、效益大的項目，以維持財政穩健，才能持續推動市區重建

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-165914-09520

Submission Number:
TPB/R/S/K3/URA5/1-S905

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 16:59:14

「申述人」全名
Full Name of "Representer": 女士 Ms. 蔡麗珊

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街／花墟道重建計劃 S/K3/URA5/1	支持 Support	<p>第一 本人在花墟經營花店數十載，以我見解此次重建的益處肯定多過弊端，首先受影響的商戶只有二十間左右，大部分店鋪都有保留，在重建時還有很多美化工程，重建後無論對遊客或者本地顧客行花墟都是另外一種好的感受，而且重建後的花墟商鋪的數量會有很大的增加，更加成行成市，而且對花墟以後多元化發展提供良好條件。</p> <p>第二 現時經濟低迷，大多行業都受影響，花墟都不例外，此時此刻更應該提升更好的營商條件去吸引遊客和本地顧客，花墟很久都沒有改變了，殘殘舊舊，雖然重建期間會有些影響，但對長遠來說是必須克服的。</p> <p>第三，花墟整體的樓宇大多六七十年樓齡，如果此時不做好規劃，到不久的將來需要大範圍重建時已經沒有退路，所以此規劃是及時的，對居民和顧客安全都有保障。</p>

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

241023-172731-68139

Submission Number:

TPB/R/S/K3/URA5/1-S906

提交限期

Deadline for submission:

23/10/2024

提交日期及時間

Date and time of submission:

23/10/2024 17:27:31

「申述人」全名

Full Name of "Representer":

先生 Mr. Wong Yan Nang Steven

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/K3/URA5/1

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	期望項目帶動成個九龍西的發展，特別是將花墟連結至大坑東及主教山一帶，在振興本地經濟的同時，有助帶動遊客到訪

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-173211-83142

Submission Number:
TPB/R/S/K3/URA5/1-S907

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:32:11

「申述人」全名
Full Name of "Representer": 女士 Ms. 梁玉梅

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	油尖旺區和深水埗區同樣面對類似的市區老化問題，今次項目透過進行重新規劃，希望協助改善社區環境，提升社區設施

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-173458-94937

Submission Number:
TPB/R/S/K3/URA5/1-S908

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:34:58

「申述人」全名
Full Name of "Representer": 女士 Ms. 李妙琴

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	希望日後會興建地下停車場，能夠增加花墟及大坑東一帶的泊車位數目

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-173605-12938

Submission Number:
TPB/R/S/K3/URA5/1-S909

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:36:05

「申述人」全名
Full Name of "Representer": 女士 Ms. wu wing man

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	意見回答參考(自行改少少文字)，提交支持： 油尖旺區和深水埗區同樣市區老化問題，透過進行重新規劃，可改善社區環境，提升社區設施。

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-173923-12166

Submission Number:
TPB/R/S/K3/URA5/1-S910

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:39:23

「申述人」全名
Full Name of "Representer": 女士 Ms. 譚月明

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	期望項目帶動成個九龍西的發展，特別是將花墟連結至大坑東及主教山一帶，在振興本地經濟的同時，亦有助吸引遊客到訪

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 241023-174158-61182

Submission Number:
TPB/R/S/K3/URA5/1-S911

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:41:58

「申述人」全名
Full Name of "Representer": 女士 Ms. 陳玉玲

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建		今次項目透過進行重新規劃，能夠增加花墟及大坑東一帶的泊車位數目

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-174928-79411

Submission Number:
TPB/R/S/K3/URA5/1-S912

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 17:49:28

「申述人」全名
Full Name of "Representer": 女士 Ms. 鄭春媚

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	期望項目帶動成個九龍西的發展

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241023-180313-13297

Submission Number:
TPB/R/S/K3/URA5/1-S913

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 18:03:13

「申述人」全名
Full Name of "Representer": 女士 Ms. 陳麗紅

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
洗衣街/花墟道重建	支持 Support	油尖旺區和深水埗區同樣面對類似的市區老化問題，今次項目透過進行重新規劃，以協助改善社區環境，提升社區設施 期望項目帶動成個九龍西的發展，特別是將花墟連結至大坑東及主教山一帶，在振興本地經濟的同時，亦有助吸引遊客到訪 項目日後會興建地下停車場，能夠增加花墟及大坑東一帶的泊車位數目

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241023-180533-50462

Submission Number:
TPB/R/S/K3/URA5/1-S914

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 18:05:33

「申述人」全名
Full Name of "Representer": 先生 Mr. 陳龍傑

「獲授權代理人」全名
Full Name of "Authorized Agent": 先生 Mr.

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
興建界限街行人天橋	支持 Support	期望項目帶動成個九龍西的發展，特別是將花墟連結至大坑東及主教山一帶，在振興本地經濟的同時，亦有助吸引遊客到訪
興建地下停車場	支持 Support	增加花墟及大坑東一帶的泊車位數目

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241023-222228-78805

Submission Number:
TPB/R/S/K3/URA5/1-S915

提交限期
Deadline for submission: 23/10/2024

提交日期及時間
Date and time of submission: 23/10/2024 22:22:28

「申述人」全名
Full Name of "Representer": 先生 Mr. 袁尚文

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/K3/URA5/1

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
圖則的設施和城市設計	支持 Support	同意圖則提出的設施和城市設計，有助提升花墟的營商環境，以及與毗鄰社區的連接性，整體規劃做得很好。 一直以來在油尖旺區泊車並不方便，認為在落實地下停車場的建議時，可盡用地底空間，並建議引用自動化設施，增加停車場容量；同時應落實相關行人設施，讓駕車人士在泊車後可盡快抵達目的地，以減少交通流量，或將車輛駛入內街的情況。 更多停車位、提高用戶和居民的交通方便程度於上述區域至關重要

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

--

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/K3/URA5/1-S916
	Date Received 收到日期		

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) 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), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(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, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Tin Chuen Church



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Prudential Surveyors International Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Urban Renewal Authority on Sai Yee Street/Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached for details
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*



Representation Statement

to

**Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in
Mong Kok East, Hong Kong**

**Client:
Consultant
Vision:
Date:**

**Tin Chuen Church
Prudential Surveyors International Limited
A
October 23 2024**

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Executive Summary

During the planning process, the Urban Renewal Authority (URA) failed to acknowledge Tin Chuen Church and the social welfare services provided by them in the Stage 1 and 2 Social Impact Assessments. URA missed the chance to be aware of the utmost important of the presence of Tin Chuen Church. In fact, Tin Chuen Church has been actively operating and providing social welfare services in the Flower Market Area since 1937. Its long presence and deep connections with the local community and organisations can grant Tin Chuen Church as being a “Living Heritage”.

URA’s Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) is flawed without considering and consulting a living heritage in the area. Tin Chuen Church was requested by the URA to make this representation to the Town Planning Board (TPB), expressing its comments and grievances on the Draft DSP proposed by URA during the public inspection exercise.

As a result of the Proposed Redevelopment, Tin Chuen Church has been forced to be relocated, however this is not a simple matter of compensating for spaces. Instant, the current catchment (area of its congregation members and organisations) must be also be considered if the operations and services of the Tin Chuen Church is to be continued. Therefore, any relocation should be in close proximity of the current location so as not to disrupt the current catchment or affect its access.

Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic Gross Floor Area (GFA) for Government, Institution, and Community (GIC) facilities in the Draft DSP. In this connection, Tin Chuen Church **request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment.** It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

The strong presence and high recognition of the social welfare services provided by Tin Chuen Church is recognised by its congregation members and political and community leaders through supporting letters. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation without local experience of operating.

Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it could lead to the lost of the existing catchment area for Tin Chuen Church which could bring about the demise of Tin Chuen Church and the lost of a 80 years old living heritage. In addition, it would cause the disruption of social welfare services to the Flower Market Area to recipients that need the service the most.

Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of **Impact Investment**, in line with prevailing social policy.

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*

The purpose of this statement is to furnish the members of the TPB with details of the justification on the representation statement and other necessary information to facilitate the TPB's decision. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Development on the Draft DSP

1 Introduction

- 1.1.1 The Urban Renewal Authority (URA) Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) was published for public inspection on 23.08.2024.
- 1.1.2 As the premises of Evangelical Free Church of China (EFCC) – Tin Chuen Church (中國基督教播道會天泉堂) (Tin Chuen Church), Nos. 225 and 227 Sai Yee Street (the Subject Site) falls within the Draft DSP, PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED (PSIL) is instructed by Tin Chuen Church hereby to submit a representation statement to the Town Planning Board (TPB) to express their deeply concerned views and comments on the Draft DSP during the public inspection exercise (**Attachment 1** refers).
- 1.1.3 **Tin Chuen Church request URA to re-provisioning a suitable premises with a minimum area of 670 sq.m. to continue its operations within the Proposed Redevelopment.**

2 Background to the Representation

- 2.1.1 As noted in the 2023 Policy Address's directives to implement the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) and to commence the redevelopment at "Nullah Road Urban Waterway" in Mong Kok East, the URA commenced the Draft DSP for the Proposed Redevelopment under Section 25 of Urban Renewal Authority Ordinance (URAO) as the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan (MRCP) as devised from YMDS.
- 2.1.2 The Draft DSP was approved by the Financial Secretary for commencement of the Proposed Redevelopment in 2023/24 and the URA's Board also approved the submission of the Draft DSP on 14.12.2023 under Section 25(5) of the URAO to the TPB for consideration.
- 2.1.3 In accordance with Section 23(1) of the URAO, the URA notified the public in the Government Gazette about the commencement of the Proposed Redevelopment on 15.03.2024. The area of the Proposed Redevelopment is situated in Mong Kok East in the Yau Tsim Mong (YTM) District, covering an area of about 29,315 sq.m.. The Draft DSP comprises Site A and Site B (**Figure 2.1** refers), the details are as followings:-
- Site A is further divided into five sub-sites, including Site A1 – A5. These Sites are proposed for a comprehensive residential development with commercial facilities and at-grade open space and/or development of low-rise retail blocks.
 - Site B is proposed for a comprehensive mixed-use development with a combination of residential / commercial / hotel / office / retail uses and the provision of Government, Institution, and Community (GIC) facilities, including to **provide about 20,000 sq.m. non-domestic Gross Floor Area (GFA) for re-provisioned / upgraded / new G/IC / recreation / sports uses.**
- 2.1.4 According to the Section 25(5) of the URAO and the Town Planning Ordinance (TPO), the URA respectively submitted the planning report (i.e. necessary background information and planning proposal) with the Stage 1 Social Impact Assessment (SIA) on 18.03.2024 and the Stage 2 SIA on 30.04.2024, seeking agreement of the TPB to exhibit the Draft DSP for the Proposed Redevelopment. After thoroughly reviewing the planning report and the SIAs, **it should be acknowledged that in both Stage 1 and 2 SIAs the role and services provided by Tin Chuen Church were ignored and not considered in the planning process.**

- 2.1.5 Upon receiving information about the Proposed Redevelopment during the stage of completing SIA works, Tin Chuen Church proactively organise an in-person meeting with URA. On 23.05.2024, a meeting was held among the representatives of URA, including the Managing Director of URA, Ir Wai Chi Sing, GBS, JP and representatives of the Tin Chuen Church. In the meeting, **URA instructed Tin Chuen Church to submit the deeply concerned comments and grievances to the TPB during the written representation period of the Outline Zoning Plan (OZP) amendment process.** URA advised that the TPB is the only institutional body that can address the requests.
- 2.1.6 A 2-month public inspection exercise has commenced from 23.08.2024 under Section 6 of the TPO. Members of the public are suggested to provide a written submission to the TPB to express views and comments on the Draft DSP during the public inspection exercise. **The representation statement is therefore submitted to serve the same purpose.**

3 Reason for the Representation

- 3.1.1 With the URA announcing the Draft DSP, Tin Chuen Church is now facing forced relocation, which will affect its services catchment area (also its congregation members) and disrupt the well-established network of partnerships it has cultivated since 1937 with the well-established social welfare organisations and elderly homes in the District. Without providing any relocation arrangements within the Proposed Redevelopment, the Proposed Redevelopment will severely affected hundreds of congregation members in its service catchment area who will face the lost their religious venue for worship and fellowship, further disrupting the social welfare services currently provided to those in need.
- 3.1.2 Tin Chuen Church does not only need space to move but due to its special role as a major social welfare service provider in the community, the current catchment and the convenience access are also a vital feature that will affect the survival of Tin Chuen Church and their provision of social welfare services. It should be understood, that there is a symbiotic relationship between the Tin Chuen Church and the local community. This relationship have been deeply developed and enshrined over the past decades. Tin Chuen Church is a critical component of the place-making evolution happening in the Flower Market Area. Therefore the removal of Tin Chuen Church would have a catastrophic affect to Tin Cheun Church and the local community it serves.
- 3.1.3 With its long-established presence of over 80 years, Tin Chuen Church is absolutely qualified as a “living heritage” in the area. Tin Chuen Church and with the social welfare services provided is considered an **iconic institution** in the area. Therefore, the title of a “Living Heritage” is not without its merits.
- 3.1.4 In response to Para. 2.1.4 of this representation statement, the findings from Stages 1 and 2 SIAs indicate a significant lack of recognition for the importance of Tin Chuen Church in terms of its role as a long-established social welfare provider. This indicates there was insufficient consultation by the URA for this planning arrangement for this Draft DSP. In the Para. 5.1 of Stage 1 SIA, Tin Chuen Church as mentioned only an “existing use”. Tin Chuen Church and its provision of social welfare services were not mentioned anywhere at all in Section 7 “Recreational, Amenity, Community and Welfare Facilities” for the area in the same report. Without acknowledging the role of Tin Chuen Church, **URA’s plans are flawed** without considering and consulting a living heritage in the area. This indicated a lack of consultation and proper planning in terms of the allocation of the social services (including Church) in the Draft DSP. This type of practice is against the URA’s planning obligations set forth in the Urban Renewal Strategy 2011¹, which advocates for a “*People First, District-based, Public Participatory*” approach to urban renewal. Such an approach should balance the interests and needs of all sectors in the community.

¹ Urban Renewal Authority, (2011). Urban Renewal Strategy. Retrieved from https://www.ura.org.hk/ff/page/1869/4861/URS_eng_2011.pdf

3.1.5 With reference to the Urban Renewal Strategy 2011, Tin Cheun Church would like to respond to the following Urban Renewal objectives in **Table 1**.

Main Objectives of Urban Renewal	Tin Cheun Church Response
a) Preserving buildings, sites and structures of historical, cultural or architectural value	Tin Chuen Church is the Living Heritage with over 80 years in the Flower Market Area. The building is striking characterized by modern operation, creating a lasting impression on all who pass by. Its convenience access with two MTR stations is an ideal location for the provision of social service. With the implementation of the Proposed Redevelopment, Tin Chuen Church will be forced to relocate and it would be lose its historic building and its service catchment.
b) Preserving as far as practicable local characteristics	Tin Chuen has deeply integrated into the Flower Market Area over the past 80 years, serving as an essential, cannot afford to lose, part of the District. The Proposed Redevelopment diminishes the role of Tin Chuen Church as a historical landmark that tells the story of the community. With merely provision of 670 sq.m. of GIC in the Proposed Redevelopment, it represents only 3.5% of total reserved GIC GFA. Given the above, the accommodation of Tin Chuen Church can easily be achieved.
c) Preserving as far as practicable the social networks of the local community	Tin Chuen Church as a social welfare provider, which addresses the Government's shortcomings in social welfare services and helps to resolve community issues. The Proposed Redevelopment leads to lose the long-established service catchment of over 80 years along with hundreds of congregation members, much needed social welfare services, and well-established social network, including local residents, local partners, and social welfare organisations. Many of our supporting letters and past experience of partnership with local organisations suggested that the well-established social welfare networks is in existence beyond doubt.
d) Providing more open space and community/ welfare facilities	Tin Chuen Church is a significant religious organization in the District. It has opened its chapel and multi-function rooms as shared open spaces for public enjoyment. With the implementation of the Proposed Redevelopment, Tin Chuen Church will no longer be able to address the basic living needs and to provide a more spacious resting and social space in a comfortable living environment.

Table 1: Tin Cheun Church Response to the Urban Renewal Objectives

3.1.6 With reference to Para. 2.1.3 of this representation statement, URA has reserved about 20,000 sq.m. of non-domestic GFA for re-providing, upgrading, and establishing new recreational and GIC facilities in the Draft DSP, it reflects the **URA's recognition of the current shortage of in social welfare services**. By allocating only 3.5% of total reserved GIC GFA, the presence of Tin Chuen Church can be retained in the area. Reprovisioning Tin Chuen Church in the Proposed Redevelopment would prevent the further interruption of the church's operations, ensuring the continuation of various social welfare services and physical, mental, and spiritual activities for grassroots families, elderly neighbours, elderly homes and disadvantaged groups in the District. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation. As a result, this proposed allocation will **foster the redevelopment of older districts while**

minimizing social impact as much as possible.

- 3.1.7 Considering the significant contributions and positive impact of Tin Chuen Church to the area, it should be recognized as a **must-have GIC facility** that mitigates the Government's shortcomings in social welfare services. Therefore, **the EFCC fully supports Tin Chuen Church requesting URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment** (Attachment 2 refers). Detailed justifications for this request are provided in the Paras. 7.1.1 – 7.7.3.

4 Site Context

4.1 The Site and its Surroundings

Subject Site Context

- 4.1.1 The Subject Site is part of the Site A, which situated at Sub-Site A1 and bounded by the southwest of Boundary Street Sports Centre and Boundary Street Recreation Ground, to northwest of Queen Elizabeth School, and east of Mong Kok Police Station. The Subject Site comprises two connecting 4-storey tenement blocks (ground, 1st to 3rd floors), namely Nos. 225 and 227 Sai Yee Street.
- 4.1.2 A site visit was carried out on 19.07.2024. Per observations from the site visit, the Subject Site is currently occupied by Tin Chuen Church and used as a chapel / bible auditorium on ground floor and activity rooms on the above floors, with two separate gated entrances accessible via Sai Yee Street. Vertical circulation in each of the tenement block is served by one common staircase.
- 4.1.3 The Subject Site is generally accessible by road, public transport (including franchised buses, green mini-buses and taxis) and pedestrian networks. Within 500m radius of the Subject Site, there are two Mass Transit Railway (MTR) Stations, which respectively about 250m from the Prince Edward Station Exit A, about 300m from the Prince Edward Station Exit B1 as well as about 450m from the Mong Kok East Station Exit C (**Figure 4.1** refers). Additionally, over 80 nos. of bus stops and green mini-bus stops have been identified within the 500m radius, facilitating transportation for passengers travels.

Demographic Profile

- 4.1.4 A Freezing Survey (“FS”) was conducted for the Stage 2 SIA dated April 2024 for URA’s Development Scheme YTM-013. A total of 359 residents were documented in the FS. The demographic profile indicates a significant number of age 65+ (elderlies) and also 1 person household size (singletons). The elderlies and the singletons are a vulnerable group of society and it is a representative profile of the population which is the targeted service group of Tin Chuen Church's social welfare services. **If Tin Chuen Church were to relocate, this unique operating demographic catchment area to Tin Chuen Church would be lost.** Tables 2 and 3 below illustrate the population distribution by age groups and household size.

Age Group	Population Distribution within URA's Development Scheme YTM-013 (%)	Population Distribution within URA's Development Scheme YTM-013 (approx. Persons)
0 – 14 (Children)	11%	40
15 – 24 (Youth)	6%	22
25 – 64 (Economically active age group)	57%	205
65+ (Elderlies)	23%	83
Age information not provided	3%	9
Total	100%	359

Table 2: Population by Age Groups

Household Size (Persons)	Within the Scheme	Territorial-wide Level	Comparison
0 (Vacant)	0%	N/A	N/A
1	36%	21%	Higher
2	25%	31%	Lower
3	12%	24%	Lower
4	19%	15%	Higher
5	5%	6%	Similar
6 or above	3%	3%	Same
Total	100%	100%	N/A

Table 3: Distribution of Household Size

Surrounding Context

4.1.5 The Subject Site is surrounded by predominantly roads, pedestrian walkway, and other uses such as schools, sports centres, parks, flower market, medium- and high-rise residential buildings with non-domestic uses on ground floor, commercial buildings, shopping mall and MTR Stations. The details of the current surrounding contexts are as follows (**Figure 4.2** refers):-

- to the immediate north of the Subject Site is Heung To Middle School (Mong Kok Branch), Police Sports and Recreation Club, and existing medium- and high-rise residential buildings;
- to the northeast of the Subject Site are Tai Hang Tung Recreation Ground, Fa Hui Park, Chan's Creative School, and existing medium- and high-rise residential buildings;
- to the immediate east of the Subject Site are Boundary Street Sports Centre, Mong Kok Flower Market, and Mong Kok Stadium;
- to the southeast of the Subject Site are Queen Elizabeth School, Mong Kok East MTR Station, MOKO Shopping Mall, and existing medium- and high-rise residential buildings; and
- to the immediate west of the Subject Site are Mong Kok Police Station, Prince Edward MTR Station, and existing medium- and high-rise residential buildings.

5 The Tin Chuen Church

5.1 Background

- 5.1.1 The history of Tin Chuen Church can be traced back to the Danish missionary Rev. Karl Ludvig Reichelt who came to China for missionary work and established the EFCC in 1888 in Asia.
- 5.1.2 The first church of EFCC in Hong Kong was established in 1937 at Prince Edward Road, namely “Tai Tsz Church” (now known as Tin Chuen Church). Over the years, Tin Chuen Church has acquired two connecting 4 storey tenement blocks (ground floor and 1st to 3rd floors) in Nos. 225 and 227 Sai Yee Street (the Subject Properties) to facilitate its social services.
- 5.1.3 As measured on the Approved General Building Plans and A&A Plan, saleable area of ground floor of the Subject Properties is 205.94 sq.m. or thereabouts, but excluding the yard – an ancillary area of 26.57 sq.m. and common part thereof. The saleable areas of the upper floor units of the Subject Properties are tabulated in **Table 4**.

Floor	No. 225 Sai Yee Street		No. 227 Sai Yee Street	
	Saleable Area (sq.m.)	Ancillary Area (sq.m.)	Saleable Area (sq.m.)	Ancillary Area (sq.m.)
1/F	93.5	Flat Roof – 15.5	93.5	Flat Roof – 15.5
2/F	93.5	-	93.5	-
3/F	-	-	93.5	-
Total Saleable Area of the Subject Properties:				About 670 sq.m.

Table 4: Saleable Areas of the Subject Properties

- 5.1.4 The existing use of the Subject Properties are tabulated in **Table 5**:

Floor	Existing Use	
	225 Sai Yee Street	227 Sai Yee Street
G/F	Worship hall, multi-function room for social welfare services and toilet	
1/F	6 nos. multi-function rooms for social welfare services	
2/F	7 nos. multi-function rooms for social welfare services and toilet	
3/F	-	6 nos. multi-function rooms for social welfare services and toilet

Table 5: Existing Use of the Subject Properties

- 5.1.5 Over the last 80 years, the Tin Chuen Church has provided valuable and adapted social welfare services to the local community. Through, a trial and error and observation approach, Tin Chuen, has observed the demand and needs of the community and have tailor made its free services given the resources limitation to serve the community. **Table 6** is a list of the recent extended social welfare services provide by Tin Chuen Church.

A List of the Major Social Welfare Services Provided by Tin Chuen Church in the Recent Years

- Communal worship and sermons
- Worship and fellowship Services
- Gospel Cantonese Singing Class
- Bible Studies
- Baptism and Ceremonies to welcome new members
- Faith Discussion Class
- Hymn Practice Class
- Counselling / Consulting Group Meeting for elderly, adult, and teenagers/ youth
- Mental health support and counselling service
- Handy Craft, Flora and Flower Arrangement Class
- Cooking Class
- Stretching and Fitness Class
- Uniformed Groups
- Collaborate with social welfare organisations to provide regular care and visits with the elderly neighbours and elderly homes (including free haircut services);
- Provide regular care and listen to the needs of grassroots families and disadvantaged groups, especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. Provide free lunch and open the chapel at ground floor and activity rooms above as a comfortable resting area
- Implement multi caring program and education program to the community, including 「童本空間改造王」計劃、「照住你」照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃
- Provide free food and distribute the donated daily necessities with social welfare organisations, including 「PeaceBox 平安盒祝福行動」
- Distribute free mooncakes to grassroots families and disadvantaged groups
- Provide a comfortable learning environment and homework tutoring classes for children

Table 6: List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church

5.2 Congregation Membership of Tin Chuen Church

- 5.2.1 Currently, there are about **700 nos. of congregation members regularly participate** in worship, fellowship, and various activities at the church. By offering a range of practical, emotional, and mental health support to the community, such as regularly visits to elderly homes, public education on the importance of mental health and counselling service, Tin Chuen Church has fostered strong and extensive social relationships and a robust community care network in the District.
- 5.2.2 Tin Chuen Church exemplifies the mission and purpose of the EFCC by **consistently addressing community issues while promoting mutual care and fostering a harmonious community in the District**. Congregation members expressed deep regret over the forced relocation and are concerned about whether they will be able to reprovision the church in the District (**Attachment 3** refers).
- 5.2.3 Tin Chuen Church serves as a model of how religious organizations can effectively support their community. By reprovisioning Tin Chuen Church in the Proposed Redevelopment, it would **enable the church to maintain long-term operation, meet the spiritual needs of its congregation members, and strengthen community cohesion through a variety of social activities** for participants.

5.3 Social Welfare Services to the Community

5.3.1 Tin Chuen Church not only provides a place for worship and fellowship but it also **offers counselling services and regularly organizes various physical, mental, and spiritual activities for congregation members**, aiming to help those in need and share the love and care of Jesus Christ. The details of various physical, mental, and spiritual activities are as the followings:-

- irregularly organize Gospel Cantonese Singing Classes (to understand biblical truths through lyrics), Faith Discussion Classes (thematic Bible study and various faith activities, including movies and games), and Hymn Practice Classes (to learn about the Bible and enhance spiritual life). These classes allow participants to deepen their understanding of the church and religion, experience God's care through prayer, foster a trusting faith group, and **build a positive attitude toward life**, therefore **instilling hope in the participant's lives**;
- irregularly organized classes such as floral arrangement class, cooking class, food preparation class, and baking class serve as platforms for congregation members to develop new skills and deepen relationships with one another. These activities also encourage participants to bring their family and friends to learn about the church and hear the Gospel;
- irregularly organized stretching and fitness classes provide working individuals with an opportunity to relax their tense bodies and **offer encouragement to face life's challenges**; and
- regularly organized uniformed group (「基督少年軍」(制服團隊)) and youth program (「讓我高飛」青年計劃) to **assist young people in their growth and develop leadership skills**, aiming to build a solid foundation for them to become future pillars of community.

5.3.2 As a significant religious organization in the District, Tin Chuen Church has drawn congregation members and those in need from both the Flower Market Area and beyond to participate the worship, fellowship and various activities. This not only **fosters deep emotional connections with the church** but also **cultivates friendships and mutual trust among congregation members**. By creating a supportive environment, Tin Chuen Church **offered a platform for congregation members and those in need to share difficulties in life**. As a result, **it has become an indispensable pillar of support for the local community**.

5.3.3 However, the Proposed Redevelopment has disrupted their faith practices and existing community connections. This not only obstructs the transmission of the Christian spirit of love and care but also leaves congregation members feeling that their future spiritual lives are in jeopardy, depriving them of essential emotional support. Consequently, they experience anxiety, accompanied by a profound sense of loss and loneliness, which further impacts their daily lives.

5.3.4 Re-provisioning Tin Chuen Church in the Proposed Redevelopment in Flower Market Area allows the church to **remain in a familiar setting, fostering a sense of belonging and encouraging spiritual growth among its congregation members is vital**.

5.4 Linkage with the Community

5.4.1 Tin Chuen Church feels a strong calling to serve the Flower Market Area by addressing specific local needs and issues. Over the past 80 years, the church has become **deeply integrated into the Flower Market Area**, serving as **an essential part of the District**.

5.4.2 Tin Chuen Church has been providing its service to the area for over 80 years and established

strong bonds in the community. According to the URA's "People First, District-based, Public Participatory" approach from Urban Renewal Strategy 2011, one of the main objectives of urban renewal is preserving as far as practicable the social networks of the local community. The Tin Chuen Church and its provision of service can be traced back to 1937 that is longer than the establishment of the Urban Renewal Authority in 2003 and even its predecessor, the Land Development Corporation (LDC) in 1988.

5.4.3 The shortage of social welfare services, combined with economic downturns, has negatively impacted mental health and led to a rise in disadvantaged groups. With reference to "Samaritan Befriender Hong Kong 2023 Annual Report"² conducted by The Samaritan Befrienders Hong Kong in 2023, the analysis on suicide statistics reflected that the suicide rate was 14.55 per 100,000 people, with over 60% of those who died by suicide suffering from emotional illnesses and about 90% having at least one mental disorder. The individuals affected by suicide primarily struggle with issues related to mental health, employment, and finances, including both youth and the elderly. This highlights the **urgent need for continuing mental health support and counselling services to reduce the suicide rate as much as possible.**

5.4.4 The church **consistently offers mental health supports, counselling services and a variety of social welfare services for grassroots families, elderly neighbours, elderly homes, and disadvantaged groups,** aiming to help those in need and share the love and care of Jesus Christ. The details of counselling services and social welfare services are as the follows:-

- regular care and visits for the elderly neighbours and elderly homes in the District, **providing listening and counselling services as practical support for mental health,** while also striving to alleviate caregiver stress as much as possible;
- provide free food and distribute donated daily necessities to grassroots families and disadvantaged groups in the District (such as single-parent families, sub-divided flat residents, and cleaning workers), **meeting their essential needs and improving their quality of life;**
- **care for and listen to the needs of grassroots families and disadvantaged groups in the District,** especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. The chapel at ground floor and common space at second floor have been opened as comfortable shared public spaces equipped with air conditioning, offering free Wi-Fi, self-service charging facilities, snacks and beverages. Thousands of cleaning worker benefit from these services each year;
- **distribute free mooncakes to grassroots families and disadvantaged groups in the District** during the Mid-Autumn Festival, **celebrating the festival with the wider community;** and
- provide a comfortable learning environment and homework tutoring classes for children in the District, aiming to **alleviate the financial pressure on grassroots families caused by high tutoring costs.**

5.4.5 Although the Government established the Mong Kok East Care Team in 2023, its limited operational timeframe has impeded a thorough understanding of the genuine needs of grassroots families and disadvantaged groups. Furthermore, the social welfare services it offers differ significantly from those provided by Tin Chuen Church, particularly in critical areas such as mental health support and counselling service. As a result, the Care Team has fallen short in effectively addressing the basic living needs of those in need with its own limitation. Reprovisioning of the premises within the Proposed Redevelopment can strategically address

² The Samaritan Befrienders Hong Kong, (2023). 2023 Annual Report. Retrieved from https://sbhk.org.hk/wp-content/uploads/2024/06/ESBHK2023_Annual-Report_low-res.pdf

the limitation.

5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church

5.5.1 Tin Chuen Church's role and contributions in terms of social welfare services are well-acknowledged and appreciated by four political and community leaders such as (1) Professor Ho Kin-chung, BBS, JP, (2) 油尖旺北分區委員會委員 – 羅春明, (3) 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔, and (4) 前任市政局議員及區議員 – 郭必錚 (Attachment 4 refers).

5.5.2 **Professor Ho Kin-chung, BBS, JP** 表示：「天泉堂教會 [...] 早已融入花墟社區，成為區內不可或缺的重要支援支柱。[...] 對於維繫社區凝聚力，紓緩照顧者壓力、關心精神健康作出了卓越的貢獻。[...] 我衷心希望中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和重置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。[...] 懇請貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，[...]」 [English Translation as] expressed that "Tin Chuen Church [...] has long been integrated into the Flower Market community, becoming an indispensable pillar of support in the area. [...] It has made an outstanding contribution to maintaining community cohesion, alleviating caregiver stress, and addressing mental health concerns. [...] I sincerely hope that the China Christian Evangelical Church Tin Chuen Church can be appropriately preserved and relocated in the redevelopment plan for the Flower Market area, allowing them to continue their community services in a familiar environment. [...] I urge your bureau to deeply consider the needs of Tin Chuen Church and its unique importance within the community when developing the redevelopment plan."

5.5.3 油尖旺北分區委員會委員 – 羅春明表示：「天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群，以正向思維面對生活上的種種困難，[...] 令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區具有不容忽略的角色。[...] 早已植根花墟區，成為區內不可或缺的重要社區支援支柱，[...] 為了花墟區居民的福祉，現懇請安排天泉堂再重建花墟計劃內，獲市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在這社區出錢出力延續服務。」 [English Translation as] expressed that "The mission of Tin Chuen Church in serving the community is to help disadvantaged groups by organizing various activities that encourage a positive mindset in facing life's challenges. [...] fosters harmony, unity, and vitality within the community, making Tin Chuen Church an indispensable presence in the Flower Market Area. Having already long-established in the community, it has become a crucial pillar of support. [...] For the welfare of the residents in the Flower Market Area, I sincerely request that arrangements be made for Tin Chuen Church to be included in the redevelopment plans, with suitable properties provided by the Urban Renewal Authority for long-term use. I support Tin Chuen Church in continuing its valuable services in this community."

5.5.4 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔表示：「[...] 在太子花墟區已接近 87 年，現因是建局重建計劃而遭受逼遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響 [...] 為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在花墟社區延續社區關懷服務。」 [English Translation as] expressed that "[...] Having been in the Prince Edward Flower Market Area for nearly 87 years, the church is now facing relocation due to the Urban Renewal Authority's redevelopment plan, which severely affects the well-being of the vulnerable communities in the Flower Market Area. [...] To ensure that the community care services provided by Tin Chuen Church in the

*Flower Market Area can be continued, I sincerely **request that suitable properties be provided by the Urban Renewal Authority within the redevelopment plan for long-term use. I support Tin Chuen Church in continuing its community care services in the Flower Market community.***"

- 5.5.5 前任市政局議員及區議員 – 郭必錚表示：「[...]已在旺角區有超過 80 年歷史[...]影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康[...]，現懇請安排天泉堂再重建花墟計劃來獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區服務，得以延續 [...]本人我支持天泉堂繼續在這社區出錢出力延續服務。」
[English Translation as] expressed that "[...] has a history of over 80 years in the Mong Kok Area [...] **affecting the various community services and mental health support that local grassroots families and vulnerable groups have relied on for a long time [...]. I now sincerely request that arrangements be made for Tin Chuen Church to be provided with suitable properties by the Urban Renewal Authority within the redevelopment plan, allowing its community services in Flower Market Area to continue [...]. I support Tin Chuen Church in its ongoing efforts to serve this community.**"
- 5.5.6 The support and acknowledgement of the role of the Tin Chuen Church has been highlighted above and with the common theme of reconignization of the long-term social welfare service provided by the Tin Chuen Church and a strong support for the Tin Cheun Church to remain in the area to serve the community.
- 5.5.7 The URA should leverage the strong relationships that Tin Chuen Church has cultivated in the district as a vital communication bridge. The church **should be recognized as a must-have GIC facility that addresses the Government's shortcomings in social welfare services, effectively helping to resolve community issues.** The contributions of the church to the community have garnered support and appreciation from **political and community leaders who express deep regret** over the church's impending relocation and the subsequent cessation of its social welfare services (**Attachment 4** refers). Reprovisioning Tin Chuen Church within the Proposed Redevelopment is essential for sustainably supporting grassroots families and disadvantaged groups, providing both practical and emotional assistance.

6 Pain Point without Reprovisioning

- 6.1.1 Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it can lead to the followings:-
- lost of a 80 years living heritage;
 - lost of social welfare service provision to the existing catchment area;
 - lost of well-established networks, including local residents, local partners and social welfare organisations; and
 - lost of use of Tin Chuen Church's facilities / social welfare services to its congregation members and the public, such as free meals, shared public spaces equipped with air conditioning (free of charge), distribution of free daily necessities.

7 Justifications for Reprovisioning in the Proposed Redevelopment

7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District

7.1.1 By preserving Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- ensure the continuity of church operations, **meeting the spiritual needs of its congregation members;**
- maintain the organization of various physical, mental, and spiritual activities designed for congregation members, grassroots families, and disadvantaged groups, thereby **promoting mutual care, strengthening community cohesion, and fostering a harmonious environment;**
- preserve social welfare services and counselling services, particularly for grassroots families, elderly neighbours, and disadvantaged groups, **providing mental health supports and alleviating caregiver stress;**
- address the basic living needs of grassroots families and disadvantaged groups, **improving their quality of life;** and
- retain the church as an essential G/IC facility that addresses the Government's shortcomings in social welfare services, **effectively helping to resolve local issues and sustainably supporting grassroots families elderly neighbours, elderly homes, and disadvantaged groups.**

7.1.2 Nestled between the bustling neighbourhoods of YTM District, Tin Chuen Church holds a distinctive position as its one of the major churches in this vibrant stretch. Its striking characterized by modern operations, create a lasting impression on all who pass by. This contemporary aesthetic not only enhances the visual landscape of the Flower Market Area but also symbolizes a beacon of hope and community spirit.

7.1.3 As a vital landmark, Tin Chuen Church serves as a spiritual and social hub, fostering connections among residents and visitors alike. The church holds deep cultural significance for the community as it has been the venue of major religious ceremonies, including weddings, baptisms, and significant festival celebrations. **It brought the community together and created sense of belonging.**

7.1.4 Relocating Tin Chuen Church outside the Flower Market Area would mean losing its historical context. The church is deeply intertwined with the community's history, serving as a witness to significant events and changes over the years. Relocation could preserve this connection, diminishing its role as a historical landmark that tells the story of the community.

7.1.5 Reprovisioning Tin Chuen Church in the Proposed Redevelopment would **retain the community connection, fostering a strong sense of community identity and celebrating the shared history.**

7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services

7.2.1 By retaining Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- **maintain a well-established network of partnerships with various social welfare organizations and local partners** to collaboratively provide essential social welfare services and offer care and visits to grassroots families, elderly neighbours, elderly homes, and disadvantaged groups; and
- foster the redevelopment of older districts while **minimizing social impact as much as possible**.

7.2.2 Tin Chuen Church has actively collaborated with various social welfare organizations and local partners³ over the years, **successfully establishing a robust network of partnerships**. Together, they provide essential social welfare services, offering care and visiting grassroots families, elderly neighbours, elderly homes, and disadvantaged groups in the District. Letters from several of these social welfare organizations indicate their **appreciation for the collaboration with Tin Chuen Church** and their desire to **continue this valuable partnership** (Attachment 5 refers).

7.2.3 Conservatively estimating, it could take at least 10 – 15 years to re-establish the existing scale of partnerships in a new location. To avoid disruption in social welfare services and to maintain cooperation with local partners, it is **essential to re-provision the church in the Flower Market Area** within the District.

7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location

7.3.1 With reference to Para. 5.2.5 of Chapter 8: Internal Transport Facilities of Hong Kong Planning Standards and Guidelines (HKPSG)⁴, it stated that “[...] *putting activity nodes, generators and attractors within the neighbourhood or walking distance of 500m in early stage of land use planning or in an incremental approach for the existing urban area; and concentrating high density housing, employment and other land uses at or close to rail stations and other transport termini*”. There are two MTR Stations and various public transport options within 500m radius of the Subject Site as referenced to Para. 3.1.3 and **Figure 3.1**. This makes the Flower Market Area **highly accessible and within a comfortable walking distance, providing convenience for congregation members and participants who rely on the public transport**.

7.3.2 Additionally, the presence of a loading and unloading bay outside the premises further enhances accessibility for all visitors, particularly the elderly and disabled, **ensuring that everyone can easily reach the church and participate in its activities**.

7.3.3 Relocating to a new site will create a disruption to the members and may even lead to a decrease in congregation members, especially if the new location is less accessible or unfamiliar to existing congregation members. This uncertainty can create anxiety regarding the church’s future and its viability. Therefore, re-provisioning Tin Chuen Church within the Proposed

³ The social welfare organizations and local partners include Yang Memorial Methodist Social Services – Mongkok Integrated Family Service Centre (循道衛理楊震社會服務處 – 旺角綜合家庭服務中心); Chong Lap (H.K.) Co. Ltd. (創立(香港)有限公司); Manna (嗎哪膳工); PRAXIS (「油踐入心」有限公司); Hong Kong Church Network for the Poor (教會關懷貧窮網絡); Kwong Wong Hospital Chaplaincy Limited (廣黃院牧事工有限公司); Association of Hong Kong Hospital Christian Chaplaincy Ministry Limited (播道醫院院牧部伙伴教會); Evangelical Free Church of China Social Service (播道社會服務); Medicare Resources Limited (醫療關懷有限公司)

⁴ Planning Department, (2024). Chapter 8: Internal Transport Facilities of HKPSG. Retrieved from https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch8.pdf

Redevelopment would **help maintain participation in worship services, fellowship, and various activities.**

7.4 Retain an Icon for Placemaking and Urban Design

7.4.1 With reference to the Urban Renewal Strategy by the URA, urban renewal should take a “People First, District-based, Public Participatory” approach. In the process of carrying out urban renewal, it should embrace the concepts of sustainable development and building a quality of city including considering the urban design. Placemaking is about improving the quality of public spaces and the lives of the people who use them. Tin Chuen Church and its provision of social welfare services have serving as a center for community activities for over 80 years and fostering social interactions via events, services and ceremonies. Besides providing a physical icon to the Flower Market Area, it is a pinnacle member in the provision of the proving supporting networks for individuals and families and contributing to social cohesion. Tin Chuen Church is one of the focal points of the area, serving as a placemaking icon. The Church consists of open areas to the public and has a highly accessibility catchment area for its members.

7.4.2 Overall, Tin Chuen Church plays a multifaceted role in urban design and placemaking by providing an icon to the area and fostering community connections. Its influence can lead to more vibrant, inclusive, and resilient urban environments.

7.5 Significantly Impact the Long-Established Catchment Area

7.5.1 Tin Chuen Church does not only space to relocated but the for its vital existence is the being within the established catchment area. Tin Chuen Church is not seeking for new premises or just a size equivalent of its operation, instead the existing catchment is the major concern. As referenced to (c) of Table 1, relocating Tin Chuen Church, may lead uncertainty regarding congregation size, including a potential decline in attendance. Such a move could disrupt the strong relationships that have been built with current congregation members over the years and make it challenging to attract new members. Without the support of a robust congregation, maintaining or expanding the church's operations and social welfare services becomes increasingly difficult.

7.5.2 According to Tin Chuen Church’s past experience, any relocation site, whether permanent or temporary, must meet the following specific site acquisition criteria:-

- 1) it **must be located in the Flower Market Area within the District** to effectively continue providing the existing social welfare services within its current catchment;
- 2) it **must have a minimum area of about 670 sq.m.** to accommodate the existing and future congregation members, those in need, and activity participants; and
- 3) it **must feature with ground floor with high-quality accessibility**, including **barrier-free facilities**, as well as a **designated loading and unloading bay outside the premises** to serve elderly and disabled.

7.5.3 Effort was made by Tin Chuen Church to search for the similar premises in the District that meet the specific site acquisition criteria outlined in Para. 7.4.2. With reference to the Preliminary Property Valuation Report carried out by the commissioned surveying consultant in September 2024, the values of Tin Chuen Church’s properties are as follows: (1) commercial use (ground floor) is about HK\$28,000 / sq.ft.; and (2) residential use (first to third floor) is about HK\$6,000 / sq.ft.. Even with compensation from the URA, it remains exceedingly difficult for Tin Chuen Church to find an affordable property that meets the specific site acquisition criteria in the District for church’s relocation.

7.5.4 The most viable approach is to re-provision the church within the Proposed Redevelopment, **ensuring an affordable cost and the continuation of regular church operations to provide social welfare services in the long run.**

7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network

7.6.1 The Subject Site is situated in one of the core areas of the District, characterized by its high density and dynamic landscape. This unique geographic context fosters a concentration of diverse entities, including residential buildings, retail commercial facilities, educational institutions and public space. **The Flower Market Area is at a strategic location, combined with convenient public transportation, facilitates high foot traffic, attracting a wide range of visitors, acting as a critical component for the place-making evolution in the Flower Market Area.** This vibrant environment is further amplified during festivals and sports events at the surrounding sports grounds and stadium, drawing large crowds. From an urban planning perspective, this phenomenon exemplifies the "**clustering effect**" in spatial term.

7.6.2 The spatial clustering **fosters synergistic interactions that promote various church's activities and social welfare services, which benefit the local community and encourage the collaboration between the church and various social welfare organizations.** The close proximity of residential establishments and public spaces promotes community engagement, as residents are more likely to utilize the services and participate in activities offered by the church and its local partners. As a result, re-provisioning Tin Chuen Church in the Flower Market Area of the District can **strengthen community cohesion and enhance the sense of belonging within the community.**

7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy

7.7.1 Tin Chuen Church has made it a policy since day one as having an open door policy to support the community. It continues with this tradition today with its opened chapel at ground floor and common space at second floor which served as shared spaces for public enjoyment. This is a forerunner event to the Pilot Programme on Community Living Room outlined in the Para. 194 (ii) of Policy Address 2024⁵.

7.7.2 As referenced to Para. 4.1.5, Tin Chuen Church situated in the major residential clusters, combined with social and economic facilities such as schools, retail commercial, leading to the cramped conditions. From the urban planning perspective, there is an urgent need for more shared spaces to improve the quality of life for local residents and those in need. With reference to a Study Report of "*Unopen Space: Mapping Equitable Availability of Open Space in Hong Kong*"⁶ conducted by Civic Exchange in 2017, residents of Mong Kok have access to only 0.6 sq.m. open space per person, significantly lower than the HKPSGs' recommended standard of 2 sq.m. of open space per person. The study finding indicates that the living environment in the District is overcrowded. Over the year, Tin Chuen Church, have taken the social responsibility role to open its door to fulfil the demand for quality space in the community.

7.7.3 In recent years, during the economic downturn caused by the Covid 19 pandemic, Tin Chuen Church invested years of accumulated donations (about HK\$7,000,000) to upgrade the facilities and to carry out renovations, aiming to create a comfortable public shared space equipped with air conditioning to grassroots families and disadvantaged groups to enjoy. Re-provisioning the church in the Proposed Redevelopment not only **addresses the basic living needs of those in**

⁵ HKSAR, (2024). The Chief Executive's 2024 Policy Address. Retrieved from https://www.policyaddress.gov.hk/2024/public/pdf/policy/policy-full_en.pdf

⁶ Civic Exchange, (2017). Unopened Space: Mapping Equitable Availability of Open space in Hong Kong. Retrieved from https://civic-exchange.org/wp-content/uploads/2017/04/20170224POSreport_FINAL.pdf

need but also provides a more spacious living environment, particularly beneficial for individuals recovering from mental illness.

8 Conclusion

8.1.1 This representation statement expressed Tin Chuen Church's comments and grievances on the Draft DSP, including the URA failed to acknowledge the church and its provided social welfare services in the Stage 1 and 2 SIAs and not considered Tin Chuen Church as a "Living Heritage" to the area, despite it is long presence and deep connections with the local community and organisations. The forced relocation could affect the social welfare services catchment area and disrupt the well-established network partnerships it has cultivated over the 80 years.

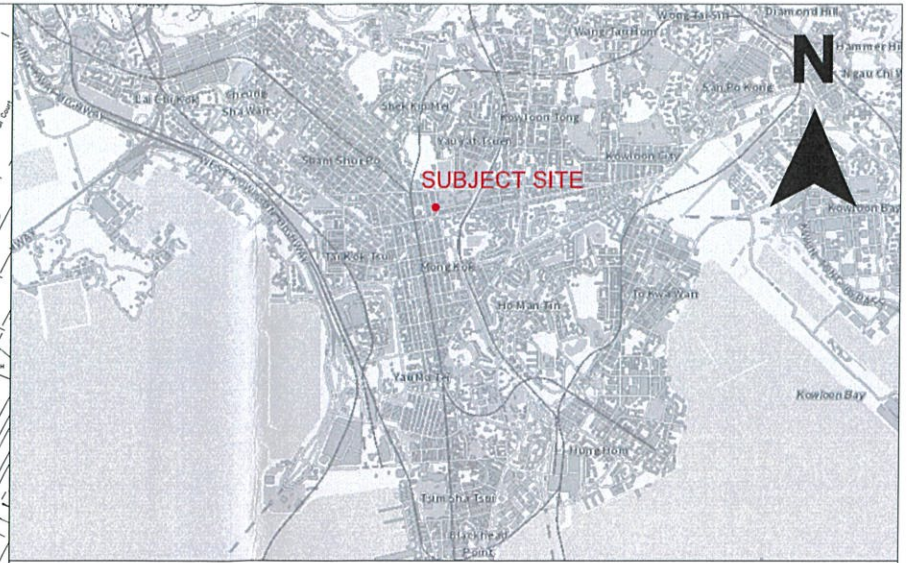
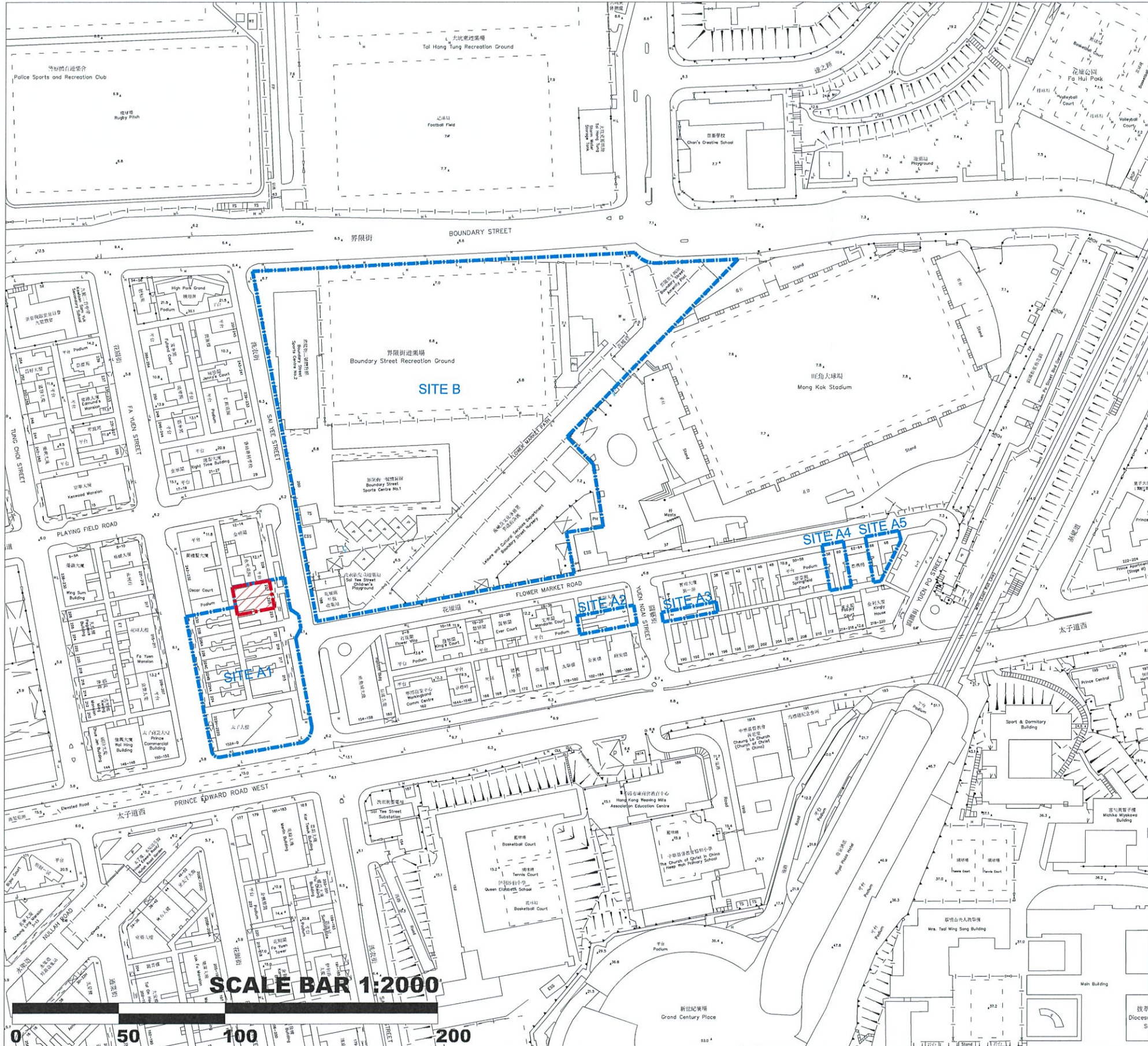
8.1.2 Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic GFA for GIC facilities in the Draft DSP. In this connection, Tin Chuen Church request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment. It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

8.1.3 Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of Impact Investment, in line with prevailing social policy.

8.1.4 The aforesaid demonstrates that Tin Chuen Church deserves favourable consideration by the URA in light of the justifications provided in Paras. 7.1.1 – 7.7.3. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Redevelopment on the Draft DSP.

Figures

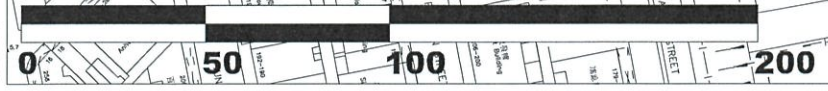


KEY PLAN
SCALE 1:30 000

LEGEND:

- PROPOSED DEVELOPMENT BOUNDARY BY URA
- SUBJECT SITE

SCALE BAR 1:2000



*FOR INDICATIVE ONLY
SOURCE: HKMS 2.0, T11-NW-14D(2024-09-29);
GeoInfo Map. (2024-10-21)

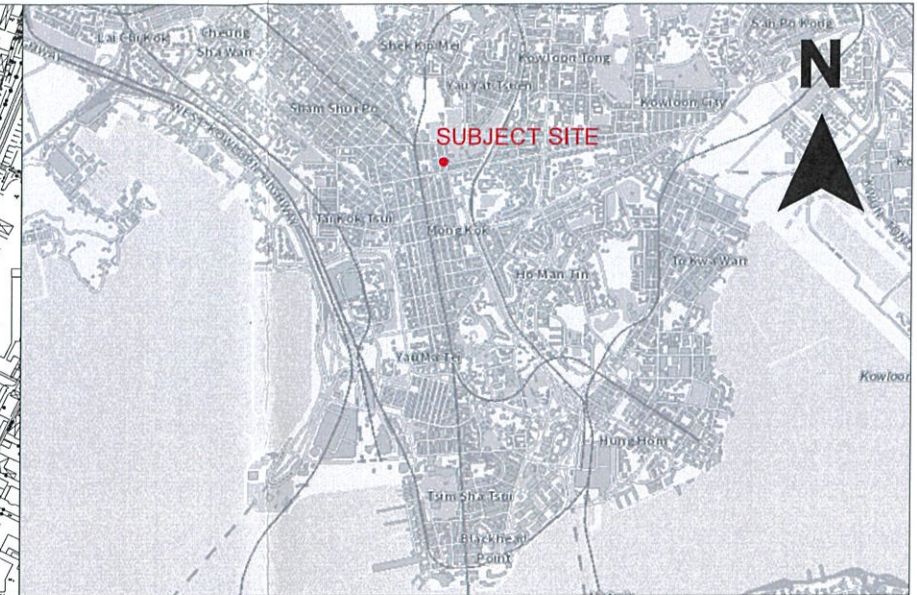
File Name :
Source :



JOB TITLE:
Representation Statement to Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development
Scheme Plan No. S/K3/URA5/1 in Mong Kok East, Hong Kong





Drawing Title
SITE LOCATION PLAN

Rev	Description	Date	Drawn	wc	Date	18/10/2024	Drawing No. FIG. 2.1
			Checked	HT	Approved	RT	
			Scale	SCALE 1:2000@A3		Rev.	



KEY PLAN
SCALE 1:60 000

LEGEND:

-  SUBJECT SITE
-  PRINCE EDWARD MTR STATION
-  MONG KOK EAST MTR STATION
-  500m RADIUS OF SUBJECT SITE

SCALE BAR 1:5000

500m

*FOR INDICATIVE ONLY

SOURCE: HKMS 2.0, T11-NW-14D(2024-09-29), T11-NW-19B(2024-09-29);
GeoInfo Map. (2024-10-21)

File Name :
Source :



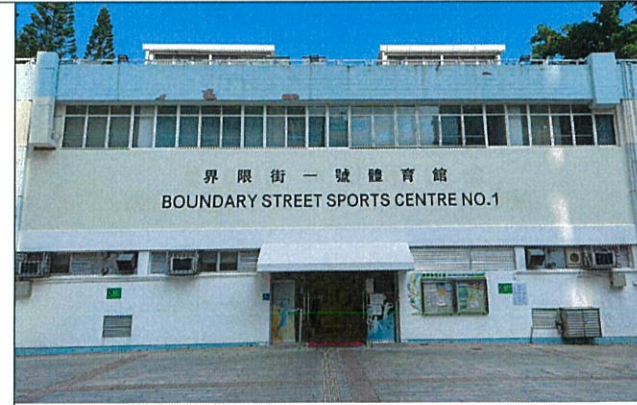
JOB TITLE:
Representation Statement to Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development
Scheme Plan No. S/K3/URA5/1 in Mong Kok East, Hong Kong

Drawing Title
SURROUNDING MTR STATIONS

Drawn	wc	Date	18/10/2024	Drawing No.	
Checked	HT	Approved	RT	FIG. 4.1	
Scale	SCALE 1:2000@A3			Rev.	-
Rev	Description	Date			



1. CHAN'S CREATIVE SCHOOL



2. BOUNDARY STREET SPORT CENTRE NO. 1



3. BOUNDARY STREET SPORT CENTRE NO. 2



4. MONG KOK STADIUM



5. KOWLOON SAM YUK SECONDARY SCHOOL



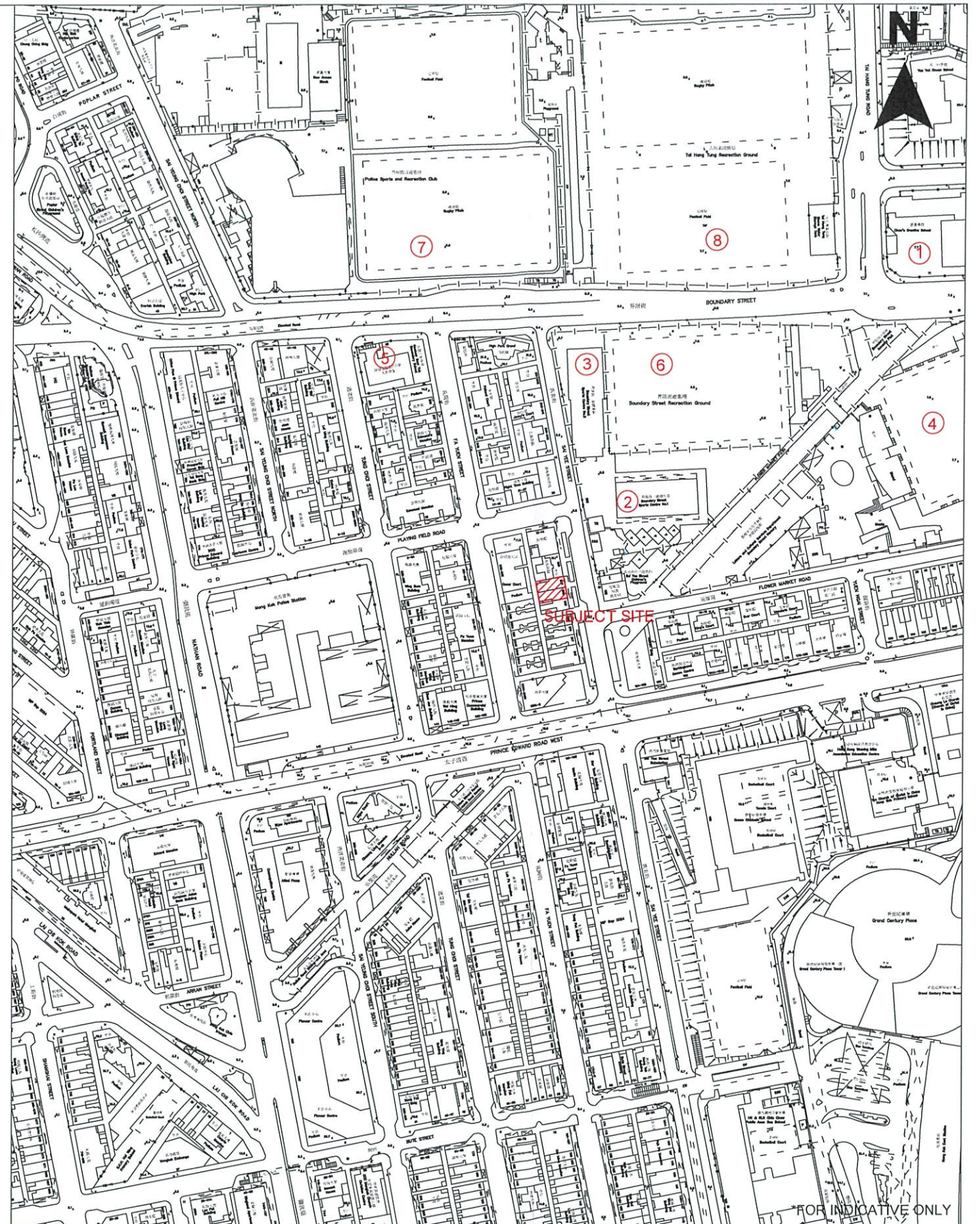
6. BOUNDARY STREET RECREATION GROUND



7. HONG KPMG POLICE SPORT RECREATION CLUB



8. TAI HANG TUNG RECREATION GROUND



FOR INDICATIVE ONLY

SOURCE: HKMS 2.0 T11-NW-14D(2024-09-29); PHOTO TAKEN ON 2024-10-20

File Name :
Source :



JOB TITLE:
Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1 in Mong Kok East, Hong Kong

Drawing Title
PHOTOS OF SURROUNDING AREA

Drawn	WC	Date	18/10/2024	Drawing No.	FIG. 4.2 (SHEET 1 OF 2)
Checked	HT	Approved	RT	Rev.	
Scale	SCALE 1:2000@A3				
Rev	Description	Date			



9. HEUNG TO MIDDLE SCHOOL



10. MONG KOK FLOWER MARKET



11. PRINCE EDWARD MTR STATION



12. QUEEN ELIZABETH SCHOOL



13. MOKO MALL



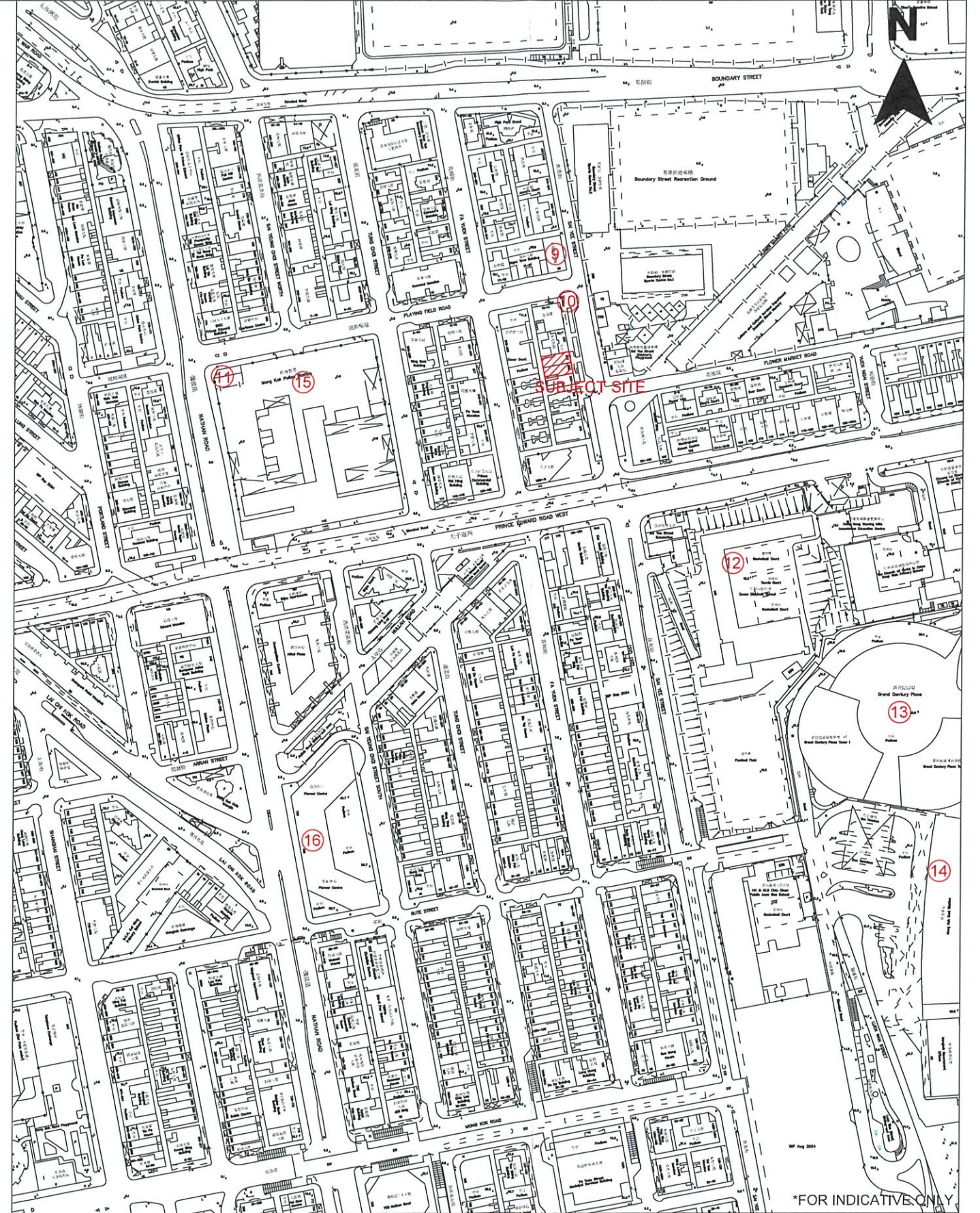
14. MONG KOK EAST MTR STATION



15. MONG KOK POLICE STATION



16. PIONEER CENTRE



SOURCE: HKMS 2.0 T11-NW-14D(2024-09-29); PHOTO TAKEN ON 2024-10-20

File Name :
Source :



JOB TITLE:
Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1 in Mong Kok East, Hong Kong

Drawing Title
PHOTOS OF SURROUNDING AREA

Drawn	WC	Date	18/10/2024	Drawing No.	FIG. 4.2 (SHEET 2 OF 2)
Checked	HT	Approved	RT	Rev.	
Scale	SCALE 1:2000@A3			Rev.	
Rev	Description	Date			

Attachment 1

Authorization Letter from Tin Chuen Church

19 July 2024

Our ref.:

Your ref.:

By Post and Email

Attn.: Mr. Frank Wong

Dear Mr. Wong,

RE: Consultancy Services in respect of Nos. 225-227 Sai Yee Street, Mong Kok, Hong Kong
- Authorization Letter-

By signing this Authorization Letter, we, Tin Chuen Church hereby authorize you, Prudential Surveyors International Limited (PSIL / the Consultant), to liaise, correspond and attend meetings on behalf of Tin Chuen Church with all relevant Government Departments and other bodies, as necessary, in respect of matters relevant to the captioned purpose.

The Authorization Letter is with effect from the date of the below signature signed for one year.

Yours sincerely,



Name: *Lam Ming Nok Joseph*

Position: *Chairman, Board & Deacons*

Date: *21-07-2024.*

Attachment 2

Supporting Letter from Evangelical Free Church of China



中國基督教播道會總會

Evangelical Free Church of China

支持 貴會及市建局微調洗衣街/花墟道發展計劃 (YMT-013) 在重建範圍內包括本會天泉堂

致：城市規劃委員會主席何珮玲女士, J.P.

市區重建局（下簡稱市建局）在三月公佈洗衣街/花墟道發展計劃（YMT-013），本會屬下中國基督教播道會天泉堂剛好位處上述計劃的範圍內。感激 市建局在五月前次會面中，詳細解說收購程序及合理的賠償原則，並提示本會，如需申述特殊情況，須於本年十月下旬前，具函向 貴會提出呈請，故本會今特此來函，提請 貴會微調上述重建計劃，考慮包括本會天泉堂，相信會令當區發展更有溫度。

本會在港設立的第一間教會，就是天泉堂（於 1952 年前稱為「太子堂」），成立於二戰前的 1937 年，旨在傳揚基督信仰和幫助有需要的社區人士。天泉堂最初位於花墟附近的太子道 110 號，自 1952 年起遷入並使用現有物業，至今已超過 70 年，深深植根於花墟這個獨特的社區，是本會唯一在油麻地至太子站範圍設立的教會，也是本會眾教會服侍社區的典範和橋頭堡。

天泉堂現時有超過七百名會眾，除了提供崇拜和各種聚會供區內居民參加外，亦一直在社區內推行多項的關懷工作。過去 70 多年，天泉堂與花墟社區、油麻地及旺角等一帶建立了密不可分的結連，其中包括：

1. 帶動區內經濟活動

每天區內不少居民（包括部分區外人士）會前來太子參加天泉堂的團契及活動，每周主日更有數百位區內街坊及區外人士參加天泉堂的主日崇拜，在區內飲食購物。

本會堂會在各區均有帶動經濟活動的明顯作用，如在荔枝角的恩福堂，明顯將荔枝角區的日夜搞活了，本會天泉堂於太子，無異如恩福堂在荔枝角的果效，若天泉堂被迫離開當區，區內其他行業亦將直接受到影響。

2. 長期提供兒童及青年服務

本會天泉堂長期提供關懷社區的服務，如小學生功課輔導、單親兒童照顧及親子關懷活動、基督少年軍、「讓我高飛」青年計劃及親子烘焙班等，不單對現今區內兒童及青年成長有幫助，更有助穩定社會，培育未來社會棟樑。

3. 照顧及關懷長者生活



中國基督教播道會總會

Evangelical Free Church of China

本港人口日趨老化，本會天泉堂多年前已為長者定期提供適切的長者生活講座，並於區內作定期探訪，關懷及疏導包括獨居長者的情緒，並按需要提供各種生活支援。

4. 為花墟道一帶注入濃厚的溫情

社區在 2021 年，天泉堂更將物業翻新及裝修，進一步開放空間服侍社區，於平日開放禮堂，提供空調、無線上網和供應輕食及飲品，為在花墟和附近工作的人（如清潔工友等）提供免費又舒適的用膳和休息空間，與區內尤其是花墟的商舖員工，關係和諧。又於各個節日在地下禮堂向區內的基層家庭免費派發“Peace Box”生活食品包等等，為這個社區注入了一份濃厚的溫情。

城市規劃委員會與市建局一直為香港各區按時設定重建的計劃，直接令老舊社區得以更新活化，勞苦功高，希望這次重建計劃能同時考慮歷史悠久的地方組織對當區的貢獻及影響，適度原區重置這些地方組織，相信更有利於重建後的社區重建，令這地區更有溫度。

誠然在三月公佈花墟的重建項目對本會是來得非常突然，本會天泉堂經詳細研究後，以現時的賠償機制及當區的樓盤選擇，顧慮遷離時在原區難以覓得合適地方重置，恐怕會失去與花墟社區建立已久的聯結，因此懇請 貴會及市建局在重建計劃內，稍作微調，重新考慮包括天泉堂，讓天泉堂繼續為這新社區帶來溫暖，是所至盼。

順祝 台端及 貴會全體全人身心康健、天天快樂滿足。

中國基督教播道會總會
主席

蘇振豪

主曆二零二四年十月十五日
檔案編號：4E110-T15-LAS

副本呈：市區重建局行政總監韋志成先生



中國基督教播道會總會
副主席

陳永就

Attachment 3

Supporting Letters from Congregation Members of Tin Chuen Church



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

致城市規劃委員會 (城規會) 主席何佩玲女士.J.P.及
市區重建局 (市建局) 行政總監韋志成先生：

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

中國基督教播道會天泉堂 (「天泉堂」) 已在旺角區有超過 80 年歷史，現受市建局重建計劃影響而遭遇迫遷，不但影響為當區基層家庭及弱勢社群提供各種社區服務及舉辦各種身心社靈活動，更嚴重影響受惠服務對象的日常生活及精神狀況，阻礙融入社會。即使得到市建局的賠償金，天泉堂想要於同區內物色可負擔而符合選址條件的物業亦需面對重重困難。為讓長久以來於花墟社區進行的身心靈支援宗教活動及社會服務得以長期延續，現要求市建局於洗衣街 / 花墟道發展計劃 (YTM-013) 範圍內提供合適的物業予天泉堂作重置，符合各方的期望，延續區內的人情味與社區根基。

天泉堂於 1937 年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。天泉堂至今植根於花墟社區已有超過 80 年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂不但為約以數百計的虔誠信徒提供地方進行崇拜及團契，更積極推動與不同社會服務機構及地區合作夥伴 (相關團體有：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、「油踐入心」有限公司、教會關懷貧窮網絡、廣黃院牧事工有限公司、播道醫院院牧部伙伴教會等。) ，為當區基層家庭及弱勢社群送上愛與關懷，提供各種實質社區服務及舉辦各種身心社靈活動，包括：



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

(一) 不定期舉辦福音粵曲班 (憑着歌詞去了解聖經的真理)、信仰研討班 (專題式查經及各式信仰活動, 包括: 電影及遊戲)、詩歌練習班 (認識聖經、增進靈命), 讓參加者加深對教會及宗教認識, 藉著禱告去經歷神的關懷, 營造一個互相信任的信仰群體, 建立正面的生活態度, 從而對生活有盼望;

(二) 不定期舉辦花藝班、廚藝班、美食製作班、烘焙班等活動作平台, 讓信徒開發新技能及加深彼此認識, 並鼓勵信徒帶身邊家人及朋友認識教會, 得聞福音;

(三) 不定期舉辦伸展體適能班, 讓上班族放鬆自己繃緊的身體, 更給予鼓勵面對生活困難;

(四) 定期舉辦制服團體「基督少年軍」及青年計劃「讓我高飛」, 以協助青少年成長及建立領導才能, 為未來社會棟樑打好基礎;

(五) 定期探訪及照顧花墟社區內的長者街坊及護老院, 提供聆聽與關顧及心理健康上的支援, 同時盡可能舒緩照顧者壓力;

(六) 為區內基層家庭及弱勢社群 (單親家庭、劏房戶、清潔工友) 提供免費食物及捐贈日常生活物資, 以滿足日常需要和改善生活質素;

(七) 關懷及聆聽基層家庭及弱勢社群的訴求, 特別是花墟垃圾站及水渠道垃圾站的清潔工友, 開放教會會堂地下禮堂及 2 樓用作設有冷氣的舒適共享空間, 並提供免費 Wi-Fi、自助充電設備、小食及飲品, 受惠的清潔工友每年受惠人士以千計;

(八) 向區內基層家庭及弱勢社群於中秋節免費派發月餅, 與普羅大眾共渡佳節; 及

(九) 為區內的學童提供舒適學習環境及功課輔導班, 盡可能減輕基層家庭對高昂補習費用的壓力。

(十) 參與中國基督教播道會總會香港城市大學親善家庭計劃 (HHP) 2024-2025, 藉開辦廣東話班及各式聯誼活動, 讓非本地學生更廣泛接觸本地社區, 加深對香港的了解, 協助他們適應在香港的生活。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

區內生活環境被公認為擠迫，思匯政策研究所曾於 2017 年發表調查報告「不公空間：探討香港休憩用地的政策漏洞」，指出旺角區居民只享有人均 0.6 平方米的公共空間，遠低於《香港規劃標準與準則》訂立的 2 平方米標準。為求提高服務質素及進一步改善會堂環境，在 2020–2021 年疫情經濟不景期間，亦花費一點一滴所累積的善款（約七百萬港幣，未計及不同專業範疇的專業服務）用作內部裝修，目的是為區內基層家庭及弱勢社群提供更大的可用公共空間。由此可見，天泉堂為區內基層人士及街坊謀求福祉，致力滿足民生需求、改善身心靈健康，從而提升生活質素。天泉堂不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力、正能量、繼續發熱發光，天泉堂對社區出錢出力且貢獻意義重大。

隨著市建局公布重建計劃，天泉堂面臨迫遷，這將中斷數十年來與地區合作夥伴及護老院辛苦建立的良好合作關係。隨著各種身心社靈的活動中止，信徒、長者、基層人士等弱勢社群的生活將缺乏寄托，實質精神及心理健康上的支援，可預視將影響受惠服務對象的日常生活及其精神狀況，阻礙融入社會。

就以往經驗而言，新選址需要符合特定條件，包括：（一）設在旺角區才能有效提供地區服務；（二）至少要有目前同等面積約 670 平方米，以容納現時及將來的服務對象；及（三）設有地下層、無障礙設施及門外設有汽車上落客位置，以服務本會主要服務對象的長者及行動不便人士。市建局需要明白天泉堂作為非牟利機構，營運資金有限且緊絀。即使得到市建局的賠償金，天泉堂想要在花墟社區一帶物色可負擔而符合特定選址條件的物業作重置教會會堂是相當困難。

根據天泉堂經驗，於新選址重新建立現有規模的地區合作夥伴及社區受惠網絡，保守估計至少需要 10–15 年時間，期間將嚴重影響目前受惠服務對象的日常生活及精神狀況。這對本堂作為提供地區基層服務而言，不但嚴重影響天泉堂擴展社區服務領域的長遠目標，甚或倒退現有服務領域。總括而言，天泉堂不應只被視為一般教會運作宗教活動，更應被視為政府就服務當區方面的必要設施，因此任何搬遷到鄰近地點的處理方案是不可行的。

為避免有關服務斷裂，現要求市建局於洗衣街 / 花墟道發展計劃（YTM-013）範圍內提供合適的物業予天泉堂作重置，讓其於花墟社區一帶的宗教活動及社區服務得以長期延續，符合各方的期望，延續區內的人情味與社區根基，謝謝。



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

中國基督教播道會天泉堂

聯絡人：羅銘諾（天泉堂執事會主席）

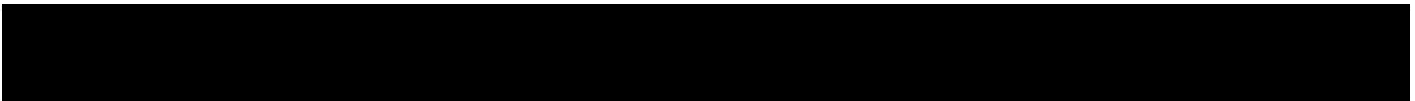
聯絡電話：

聯絡電郵：



二零二四年十月十三日

P.S. 附上本堂會友簽署名表



姓名	簽名	姓名	簽名
葉子芳芝		林平	
吳碧霞		李雪英	
董玉芬		黎潔芬	
林海源		村昭邦	
楊國榮		羅文玲	
林杰舜		盧偉兒	
何昭賢		陳以誠	
鍾煥玉		李倫培	
羅啟康		葉冠恩	
何潔剛		陳依文	
曾慧雯		鍾啟文	
曾惠芬		王遠寬	
顏惠村		黃惠偉	
盧志立		何穎傑	
歐惠芳		鍾碧珊	
黃炳華		郭國	
謝澤華		蕭麗貞	
陸少芬		張少冰	
陳碧燕		陳穎兒	
陳薇珊		楊妙恩	
黃恩求		蘇君焯	

Attachment 4

Supporting Letters from Political and Community Leaders

城規會主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)

何女士：

我謹代表社區關懷與發展地區關心者，全力推薦位於旺角洗衣街 225-227 號中國基督教播道會天泉堂教會 (下列簡稱天泉堂) 在太子花墟區內提供優質而長期的社區關懷服務。

天泉堂教會在上述地區服務已達 86 年，是一所歷史悠久且根基深厚的堂會。多年來，他們持續關懷區內弱勢社群的需要，其中包括：

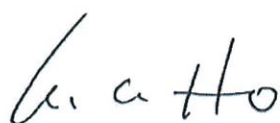
1. 定期探訪照顧花墟區內的長者(包括唐樓及私營安老院)、清潔工友及街坊鄰里，提供各種實質及精神心理健康上的支援。
2. 與社會服務機構有緊密合作(其中包括：楊震社會服務處、旺角街坊會九龍總商會、工業福音團契等)，關注單親家庭、劏房戶等弱勢群體的需求，教會透過提供食物、日用品物資捐贈，以及舉辦各種身心社靈的活動，改善他們的生活質素。
3. 積極參與「教會關懷貧窮網絡」，每年協辦舉辦「PeaceBox 平安盒祝福行動」，向區內有需要的街坊派發生活物資。
4. 開放堂會地下禮堂及 2 樓，讓區內的街坊及清潔工友，有休息及用餐的社區客廳空間。

天泉堂教會在過去近一個世紀中，早已融入花墟社區，成為區內不可或缺的重要支援支柱。教會植根的社區關懷工作，不僅提供實質援助，更傳遞了基督教的愛與關懷精神，對於維繫社區凝聚力，舒緩照顧者壓力、關心精神健康作出了卓越的貢獻。

鑑於上述貢獻，我衷心希望 中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和安置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。這不僅符合居民的期望，也能延續區內的人情味與社區根基。

懇請 貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，以確保他們能夠平穩過渡，繼續為花墟街坊服務。

謹祝安康



何建宗教授 (Prof. Ho Kin-chung · BBS · JP)

2024 年 7 月 15 日

C.C. 市建局

致：

城市規劃委員會 (城規會) 主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

本人 羅春明，油尖旺北分區委員會委員，得知天泉堂在花墟區已有 86 年歷史，她不僅傳遞基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群以正向思維面對生活上的種種困難，學習愛鄰舍、守護家庭、香港及祖國的取向，令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區俱有不容忽略的角色。現受市建局重建計劃影響而遭遇迫遷，引致當區現正受惠的弱勢社群長期以來所接受的各種社區服務及各項身心靈健康要停止；即使得到市建局的賠償金，天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區關懷服務，得以延續。

天泉堂於 1937 年已於太子建堂，是中國基督教播道會的首間堂會，早已植根花墟區，成為區內不可或缺的重要社區支援支柱。天泉堂積極推動社區關懷服務之外，更為數以千計的虔誠信徒提供地方進行週末崇拜及團契，並與不同服務機構成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。為了花墟區居民的福祉，現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

簽署： Law Chun Ming

中文姓名： 羅春明

機構名稱： 油尖旺北分區

身份證號碼： [REDACTED]

日期： 1-10-2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

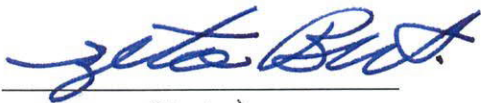
本人 為香港理工學大學校友會前會長、建造業議會學員會創會會長/榮譽會長、聖約翰救傷隊港島區聯隊會長/名譽顧問、香港青少年軍團永遠榮譽總司令，得知中國基督教播道會天泉堂（「天泉堂」）在太子花墟區已接近 87 年，現因市建局重建計劃而遭受迫遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響，包括：失去恒常身心靈的宗教支援活動、失去實質援助，如：免費基層工友午飯、供休憩的共享空間場所、節期性晚餐會及物資送贈等等。天泉堂與花墟區內的街坊、花檔/商戶的員工及店主、以及弱勢社群的關係緊密，不單是他們的好鄰舍，同時亦積極提升他們的身心靈需要。天泉堂定期舉辦：伸展班、花藝班、烘焙班、個人成長班及嘉年華等等，讓他們面對經濟下滑時，生活壓力得到紓緩。天泉堂為數以千計的信徒提供地方進行崇拜及團契，並與社會服務機構合作成為夥伴，目的只為區內人士謀求福祉。合作夥伴，包括：創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、循道衛理楊震社會服務處-旺角綜合家庭服務中心、香港灣仔獅子會、醫療關懷有限公司，播道醫院、以及中國基督教播道會社會服務總辦事處等。天泉堂期望繼續聯同夥伴機構為區內人士送上愛心，促進社區的動力及正能量。本人 認為天泉堂即使得到市建局賠償金，但在同區內物色可負擔而又合符選址條件的物業，是無可能的事。為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天泉堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。

本人 我 反對市建局在花墟區重建計劃。

本人 我 支持天泉堂繼續在花墟區延續社區關懷服務。

特函奉達，敬希垂注！

簽署：



中文姓名：

司徒拔

身份證號碼：

[REDACTED]

日期：

5 OCT. 2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政），市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人郭必錚自1978年開始成為播道會會友（中國基督教播道會觀塘福音堂）；本人亦自1980年4月1日起至2024年3月31日連續44年接受政府委任加入政府諮詢架構，期間亦透過議會民選途徑擔任市政局議員及區議員服務社區及香港社會。

本人的友會 中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過80年歷史，本人近日得悉友會受市建局重建計劃影響而遭遇迫遷，這不但影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康；再者即使得到市建局的賠償金，「天泉堂」要於同區內物色可負擔而符合選址條件的物業亦需面對重重困境。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排「天泉堂」在重建花墟計劃內獲市建局提供合適的物業供「天泉堂」長期使用，讓其於花墟的社區服務，得以延續。

「天泉堂」於1937年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。「天泉堂」至今植根於花墟已有超過80年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。「天泉堂」不但為約以千記的虔誠信徒提供地方進行週末崇拜及團契，更積極推動與不同社會服務機構及地區成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油蔴入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。「天泉堂」殷切期望繼續聯同夥伴團體為當區基層家庭及弱勢社群送上愛心，令社區充滿動力、正能量。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

郭必錚

郭必錚 MH

身份證

日期： 2024年10月3日

Attachment 5

Supporting Letters from Social Welfare Organisations and Local Partners



創立(香港)有限公司
CHONG LAP (H.K.) CO. LTD.

敬啟者:

創立(香港)有限公司於 2023 年起與天泉堂合作，為在花墟垃圾站清潔工友提供免費熱飯，期望以關愛為本傳遞生活正能量。當中受惠的工友每年多達 420 人。(每月一次每次 35 人)

天泉堂推動不同機構參與服務及照顧花墟社區內的長者街坊及基層人士的需要，積極為區內基層人士及街坊謀求福祉，不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力及正能量，實是花墟社區的祝福。創立(香港)有限公司將繼續與天泉堂攜手合作為有需要人士盡一分力，祝願天泉堂未來一切順利，為社區繼續發熱發光。

李立中

執行董事

創立(香港)有限公司

2024 年 7 月 11 日



循道衛理楊震社會服務處
YANG MEMORIAL METHODIST SOCIAL SERVICE

旺角綜合家庭服務中心
Mongkok Integrated Family Service Centre

敬啟者：

本中心自 2022 年起，與天泉堂合作，合作服務包括單親婦女小組、「童本空間改造王」計劃、「『照住你』照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃，致力透過提供小組活動、身體檢查、照顧支援等，為油尖旺的街坊提供身心靈照顧和發展，服務對象包括區內單親婦女、育有幼兒的劏房家庭、家庭照顧者，以及一般區內居民。

本中心為旺角及大角咀居民提供預防、支援及補救服務，以「兒童為重、家庭為本、社區為基礎」的服務路向，採取多元化的工作手法及運用社區資源，促使家庭發揮內在的能力，鞏固家庭關係和凝聚力，並協助個人或家庭有效地預防和應付各種問題和挑戰。

天泉堂致力為旺角區街坊服務，照顧區內婦女及基層家庭的需要，推動街坊於身心社靈多方成長。天泉堂的服務心志與本中心服務路向不謀而合，因此自 2022 年起合作至今，並仍繼續計劃下半年的合作服務。

祝願天泉堂繼續為社區發揮基督精神，為居民作鹽作光。

家庭服務部
部門主管



馮杏蓮

2024 年 8 月 31 日



致：

城市規劃委員會 (城規會) 主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

本人 得知播道會天泉堂已在旺角區有 86 年，積極推動社區關懷工作，提供實質援助，對於維繫社區凝聚力作出極大貢獻。播道會天泉堂服務社區的宗旨：是透過舉辦不同類型的活動去幫助弱勢社群，學習以正向思維面對生活上的挑戰，學習以守護鄰舍、香港及祖國的價值向，達致整個社區被營造出和諧團結的氛圍。播道會天泉堂於此區有不容忽略的角色及身份。現因市建局重建計劃要遷離此區，引致現正受惠的群體將會受到嚴重的影響；即使得到市建局的賠償金，播道會天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。

為了本區居民的福祉，現懇請安排播道會天泉堂在重建花墟計劃內獲市建局提供合適的物業供長期使用。


本人 我 支持天泉堂繼續在花墟區繼續提供服務。

特函奉達，敬希垂注！

簽署：  _____

中文姓名： 廖廣澤 _____

機構名稱： 油蔴地入心 _____

身份證號碼：  _____

日期： 2/10/2024 _____

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Harry Tang [REDACTED]
Sent: 2024-10-23 星期三 16:22:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Subject: Representation on the Draft Urban Renewal Authority Sai Yee Street / Flower Market Road Development Scheme Plan No. S/K3/URA5/1

Attachment: 20241023_(PSIL)TCCMKRS_to TPB_Form No. S6.pdf;
20241023_(PSIL)TCCMKRS_to TPB_Representation Statement.pdf

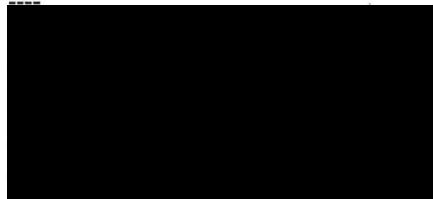
Dear Sir / Madam,

Please find the attached Form No. S6 and the representation statement on the Draft Urban Renewal Authority Sai Yee Street / Flower Market Road Development Scheme Plan No. S/K3/URA5/1 for your kind consideration. The hardcopy of the Form No. S6 and the representation statement will be delivered to the office in due course.

Should you have any enquiries, please feel free to contact the undersigned.

Thank you.

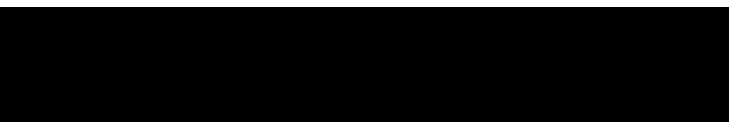
Regards,
Harry Tang
Planning and Development Executive



Pruden Professional Services Limited

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- "Creating Limitless Possibilities"

Planning and Development Executive - Pruden Professional Services Limited



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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) 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), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Tin Chuen Church

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

Prudential Surveyors International Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Urban Renewal Authority on Sai Yee Street/Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/URA5/1	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached for details
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*



Representation Statement

to

**Draft Urban Renewal Authority on
Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in
Mong Kok East, Hong Kong**

**Client:
Consultant
Vision:
Date:**

**Tin Chuen Church
Prudential Surveyors International Limited
A
October 23 2024**

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Executive Summary

During the planning process, the Urban Renewal Authority (URA) failed to acknowledge Tin Chuen Church and the social welfare services provided by them in the Stage 1 and 2 Social Impact Assessments. URA missed the chance to be aware of the utmost important of the presence of Tin Chuen Church. In fact, Tin Chuen Church has been actively operating and providing social welfare services in the Flower Market Area since 1937. Its long presence and deep connections with the local community and organisations can grant Tin Chuen Church as being a “Living Heritage”.

URA’s Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) is flawed without considering and consulting a living heritage in the area. Tin Chuen Church was requested by the URA to make this representation to the Town Planning Board (TPB), expressing its comments and grievances on the Draft DSP proposed by URA during the public inspection exercise.

As a result of the Proposed Redevelopment, Tin Chuen Church has been forced to be relocated, however this is not a simple matter of compensating for spaces. Instant, the current catchment (area of its congregation members and organisations) must be also be considered if the operations and services of the Tin Chuen Church is to be continued. Therefore, any relocation should be in close proximity of the current location so as not to disrupt the current catchment or affect its access.

Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic Gross Floor Area (GFA) for Government, Institution, and Community (GIC) facilities in the Draft DSP. In this connection, Tin Chuen Church **request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment.** It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.

The strong presence and high recognition of the social welfare services provided by Tin Chuen Church is recognised by its congregation members and political and community leaders through supporting letters. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation without local experience of operating.

Without reprovisioning Tin Chuen Church in the Proposed Redevelopment, it could lead to the lost of the existing catchment area for Tin Chuen Church which could bring about the demise of Tin Chuen Church and the lost of a 80 years old living heritage. In addition, it would cause the disruption of social welfare services to the Flower Market Area to recipients that need the service the most.

Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-

- preserve our living heritage in the Yau Tsim Mong (YTM) District;
- retain the well-established effective partnership platform to deliver timely social welfare services;
- defend the critical components of high accessibility and visual prominence of the location;
- retain an Icon for Placemaking and Urban Design;
- protect significantly impact the long-established catchment area;
- strengthen the already well-established clustering and social harmony network; and
- create an exemplar of **Impact Investment**, in line with prevailing social policy.

*Representation Statement to
Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan
No. S/K3/URA5/1 in Mong Kok East, Hong Kong*

The purpose of this statement is to furnish the members of the TPB with details of the justification on the representation statement and other necessary information to facilitate the TPB's decision. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Development on the Draft DSP

1 Introduction

- 1.1.1 The Urban Renewal Authority (URA) Draft Development Scheme Plan No. S/K3/URA5/1 (the Draft DSP) for the Proposed Development Scheme on Sai Yee Street / Flower Market Road (YTM-013) (the Proposed Redevelopment) was published for public inspection on 23.08.2024.
- 1.1.2 As the premises of Evangelical Free Church of China (EFCC) – Tin Chuen Church (中國基督教播道會天泉堂) (Tin Chuen Church), Nos. 225 and 227 Sai Yee Street (the Subject Site) falls within the Draft DSP, PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED (PSIL) is instructed by Tin Chuen Church hereby to submit a representation statement to the Town Planning Board (TPB) to express their deeply concerned views and comments on the Draft DSP during the public inspection exercise (**Attachment 1** refers).
- 1.1.3 **Tin Chuen Church request URA to reprovisioning a suitable premises with a minimum area of 670 sq.m. to continue its operations within the Proposed Redevelopment.**

2 Background to the Representation

- 2.1.1 As noted in the 2023 Policy Address's directives to implement the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) and to commence the redevelopment at "Nullah Road Urban Waterway" in Mong Kok East, the URA commenced the Draft DSP for the Proposed Redevelopment under Section 25 of Urban Renewal Authority Ordinance (URAO) as the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan (MRCP) as devised from YMDS.
- 2.1.2 The Draft DSP was approved by the Financial Secretary for commencement of the Proposed Redevelopment in 2023/24 and the URA's Board also approved the submission of the Draft DSP on 14.12.2023 under Section 25(5) of the URAO to the TPB for consideration.
- 2.1.3 In accordance with Section 23(1) of the URAO, the URA notified the public in the Government Gazette about the commencement of the Proposed Redevelopment on 15.03.2024. The area of the Proposed Redevelopment is situated in Mong Kok East in the Yau Tsim Mong (YTM) District, covering an area of about 29,315 sq.m.. The Draft DSP comprises Site A and Site B (**Figure 2.1** refers), the details are as followings:-
- Site A is further divided into five sub-sites, including Site A1 – A5. These Sites are proposed for a comprehensive residential development with commercial facilities and at-grade open space and/or development of low-rise retail blocks.
 - Site B is proposed for a comprehensive mixed-use development with a combination of residential / commercial / hotel / office / retail uses and the provision of Government, Institution, and Community (GIC) facilities, including to **provide about 20,000 sq.m. non-domestic Gross Floor Area (GFA) for reprovisioned / upgraded / new GIC / recreation / sports uses.**
- 2.1.4 According to the Section 25(5) of the URAO and the Town Planning Ordinance (TPO), the URA respectively submitted the planning report (i.e. necessary background information and planning proposal) with the Stage 1 Social Impact Assessment (SIA) on 18.03.2024 and the Stage 2 SIA on 30.04.2024, seeking agreement of the TPB to exhibit the Draft DSP for the Proposed Redevelopment. After thoroughly reviewing the planning report and the SIAs, **it should be acknowledged that in both Stage 1 and 2 SIAs the role and services provided by Tin Chuen Church were ignored and not considered in the planning process.**

- 2.1.5 Upon receiving information about the Proposed Redevelopment during the stage of completing SIA works, Tin Chuen Church proactively organise an in-person meeting with URA. On 23.05.2024, a meeting was held among the representatives of URA, including the Managing Director of URA, Ir Wai Chi Sing, GBS, JP and representatives of the Tin Chuen Church. In the meeting, **URA instructed Tin Chuen Church to submit the deeply concerned comments and grievances to the TPB during the written representation period of the Outline Zoning Plan (OZP) amendment process.** URA advised that the TPB is the only institutional body that can address the requests.
- 2.1.6 A 2-month public inspection exercise has commenced from 23.08.2024 under Section 6 of the TPO. Members of the public are suggested to provide a written submission to the TPB to express views and comments on the Draft DSP during the public inspection exercise. **The representation statement is therefore submitted to serve the same purpose.**

3 Reason for the Representation

- 3.1.1 With the URA announcing the Draft DSP, Tin Chuen Church is now facing forced relocation, which will affect its services catchment area (also its congregation members) and disrupt the well-established network of partnerships it has cultivated since 1937 with the well-established social welfare organisations and elderly homes in the District. Without providing any relocation arrangements within the Proposed Redevelopment, the Proposed Redevelopment will severely affected hundreds of congregation members in its service catchment area who will face the lost their religious venue for worship and fellowship, further disrupting the social welfare services currently provided to those in need.
- 3.1.2 Tin Chuen Church does not only need space to move but due to its special role as a major social welfare service provider in the community, the current catchment and the convenience access are also a vital feature that will affect the survival of Tin Chuen Church and their provision of social welfare services. It should be understood, that there is a symbiotic relationship between the Tin Chuen Church and the local community. This relationship have been deeply developed and enshrined over the past decades. Tin Chuen Church is a critical component of the place-making evolution happening in the Flower Market Area. Therefore the removal of Tin Chuen Church would have a catastrophic affect to Tin Cheun Church and the local community it serves.
- 3.1.3 With its long-established presence of over 80 years, Tin Chuen Church is absolutely qualified as a “living heritage” in the area. Tin Chuen Church and with the social welfare services provided is considered an **iconic institution** in the area. Therefore, the title of a “Living Heritage” is not without its merits.
- 3.1.4 In response to Para. 2.1.4 of this representation statement, the findings from Stages 1 and 2 SIAs indicate a significant lack of recognition for the importance of Tin Chuen Church in terms of its role as a long-established social welfare provider. This indicates there was insufficient consultation by the URA for this planning arrangement for this Draft DSP. In the Para. 5.1 of Stage 1 SIA, Tin Chuen Church as mentioned only an “existing use”. Tin Chuen Church and its provision of social welfare services were not mentioned anywhere at all in Section 7 “Recreational, Amenity, Community and Welfare Facilities” for the area in the same report. Without acknowledging the role of Tin Chuen Church, **URA’s plans are flawed** without considering and consulting a living heritage in the area. This indicated a lack of consultation and proper planning in terms of the allocation of the social services (including Church) in the Draft DSP. This type of practice is against the URA’s planning obligations set forth in the Urban Renewal Strategy 2011¹, which advocates for a “*People First, District-based, Public Participatory*” approach to urban renewal. Such an approach should balance the interests and needs of all sectors in the community.

¹ Urban Renewal Authority, (2011). Urban Renewal Strategy. Retrieved from https://www.ura.org.hk/f/page/1869/4861/URS_eng_2011.pdf

3.1.5 With reference to the Urban Renewal Strategy 2011, Tin Chuen Church would like to respond to the following Urban Renewal objectives in **Table 1**.

Main Objectives of Urban Renewal	Tin Chuen Church Response
a) Preserving buildings, sites and structures of historical, cultural or architectural value	Tin Chuen Church is the Living Heritage with over 80 years in the Flower Market Area. The building is striking characterized by modern operation, creating a lasting impression on all who pass by. Its convenience access with two MTR stations is an ideal location for the provision of social service. With the implementation of the Proposed Redevelopment, Tin Chuen Church will be forced to relocate and it would be lose its historic building and its service catchment.
b) Preserving as far as practicable local characteristics	Tin Chuen has deeply integrated into the Flower Market Area over the past 80 years, serving as an essential, cannot afford to lose, part of the District. The Proposed Redevelopment diminishes the role of Tin Chuen Church as a historical landmark that tells the story of the community. With merely provision of 670 sq.m. of GIC in the Proposed Redevelopment, it represents only 3.5% of total reserved GIC GFA. Given the above, the accommodation of Tin Chuen Church can easily be achieved.
c) Preserving as far as practicable the social networks of the local community	Tin Chuen Church as a social welfare provider, which addresses the Government's shortcomings in social welfare services and helps to resolve community issues. The Proposed Redevelopment leads to lose the long-established service catchment of over 80 years along with hundreds of congregation members, much needed social welfare services, and well-established social network, including local residents, local partners, and social welfare organisations. Many of our supporting letters and past experience of partnership with local organisations suggested that the well-established social welfare networks is in existence beyond doubt.
d) Providing more open space and community / welfare facilities	Tin Chuen Church is a significant religious organization in the District. It has opened its chapel and multi-function rooms as shared open spaces for public enjoyment. With the implementation of the Proposed Redevelopment, Tin Chuen Church will no longer be able to address the basic living needs and to provide a more spacious resting and social space in a comfortable living environment.

Table 1: Tin Chuen Church Response to the Urban Renewal Objectives

3.1.6 With reference to Para. 2.1.3 of this representation statement, URA has reserved about 20,000 sq.m. of non-domestic GFA for re-providing, upgrading, and establishing new recreational and GIC facilities in the Draft DSP, it reflects the **URA's recognition of the current shortage of in social welfare services**. By allocating only 3.5% of total reserved GIC GFA, the presence of Tin Chuen Church can be retained in the area. Reprovisioning Tin Chuen Church in the Proposed Redevelopment would prevent the further interruption of the church's operations, ensuring the continuation of various social welfare services and physical, mental, and spiritual activities for grassroots families, elderly neighbours, elderly homes and disadvantaged groups in the District. It is rational to allocate space for Tin Chuen Church as it has a long-established network in the area, comparing to allowing the use of the space by a rookie organisation. As a result, this proposed allocation will **foster the redevelopment of older districts while**

minimizing social impact as much as possible.

- 3.1.7 Considering the significant contributions and positive impact of Tin Chuen Church to the area, it should be recognized as a **must-have GIC facility** that mitigates the Government's shortcomings in social welfare services. Therefore, **the EFCC fully supports Tin Chuen Church requesting URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment** (Attachment 2 refers). Detailed justifications for this request are provided in the Paras. 7.1.1 – 7.7.3.

4 Site Context

4.1 The Site and its Surroundings

Subject Site Context

- 4.1.1 The Subject Site is part of the Site A, which situated at Sub-Site A1 and bounded by the southwest of Boundary Street Sports Centre and Boundary Street Recreation Ground, to northwest of Queen Elizabeth School, and east of Mong Kok Police Station. The Subject Site comprises two connecting 4-storey tenement blocks (ground, 1st to 3rd floors), namely Nos. 225 and 227 Sai Yee Street.
- 4.1.2 A site visit was carried out on 19.07.2024. Per observations from the site visit, the Subject Site is currently occupied by Tin Chuen Church and used as a chapel / bible auditorium on ground floor and activity rooms on the above floors, with two separate gated entrances accessible via Sai Yee Street. Vertical circulation in each of the tenement block is served by one common staircase.
- 4.1.3 The Subject Site is generally accessible by road, public transport (including franchised buses, green mini-buses and taxis) and pedestrian networks. Within 500m radius of the Subject Site, there are two Mass Transit Railway (MTR) Stations, which respectively about 250m from the Prince Edward Station Exit A, about 300m from the Prince Edward Station Exit B1 as well as about 450m from the Mong Kok East Station Exit C (**Figure 4.1** refers). Additionally, over 80 nos. of bus stops and green mini-bus stops have been identified within the 500m radius, facilitating transportation for passengers travels.

Demographic Profile

- 4.1.4 A Freezing Survey (“FS”) was conducted for the Stage 2 SIA dated April 2024 for URA’s Development Scheme YTM-013. A total of 359 residents were documented in the FS. The demographic profile indicates a significant number of age 65+ (elderlies) and also 1 person household size (singletons). The elderlies and the singletons are a vulnerable group of society and it is a representative profile of the population which is the targeted service group of Tin Chuen Church's social welfare services. **If Tin Chuen Church were to relocate, this unique operating demographic catchment area to Tin Chuen Church would be lost.** Tables 2 and 3 below illustrate the population distribution by age groups and household size.

Age Group	Population Distribution within URA's Development Scheme YTM-013 (%)	Population Distribution within URA's Development Scheme YTM-013 (approx. Persons)
0 – 14 (Children)	11%	40
15 – 24 (Youth)	6%	22
25 – 64 (Economically active age group)	57%	205
65+ (Elderlies)	23%	83
Age information not provided	3%	9
Total	100%	359

Table 2: Population by Age Groups

Household Size (Persons)	Within the Scheme	Territorial-wide Level	Comparison
0 (Vacant)	0%	N/A	N/A
1	36%	21%	Higher
2	25%	31%	Lower
3	12%	24%	Lower
4	19%	15%	Higher
5	5%	6%	Similar
6 or above	3%	3%	Same
Total	100%	100%	N/A

Table 3: Distribution of Household Size

Surrounding Context

4.1.5 The Subject Site is surrounded by predominantly roads, pedestrian walkway, and other uses such as schools, sports centres, parks, flower market, medium- and high-rise residential buildings with non-domestic uses on ground floor, commercial buildings, shopping mall and MTR Stations. The details of the current surrounding contexts are as follows (**Figure 4.2** refers):-

- to the immediate north of the Subject Site is Heung To Middle School (Mong Kok Branch), Police Sports and Recreation Club, and existing medium- and high-rise residential buildings;
- to the northeast of the Subject Site are Tai Hang Tung Recreation Ground, Fa Hui Park, Chan's Creative School, and existing medium- and high-rise residential buildings;
- to the immediate east of the Subject Site are Boundary Street Sports Centre, Mong Kok Flower Market, and Mong Kok Stadium;
- to the southeast of the Subject Site are Queen Elizabeth School, Mong Kok East MTR Station, MOKO Shopping Mall, and existing medium- and high-rise residential buildings; and
- to the immediate west of the Subject Site are Mong Kok Police Station, Prince Edward MTR Station, and existing medium- and high-rise residential buildings.

5 The Tin Chuen Church

5.1 Background

- 5.1.1 The history of Tin Chuen Church can be traced back to the Danish missionary Rev. Karl Ludvig Reichelt who came to China for missionary work and established the EFCC in 1888 in Asia.
- 5.1.2 The first church of EFCC in Hong Kong was established in 1937 at Prince Edward Road, namely “Tai Tsz Church” (now known as Tin Chuen Church). Over the years, Tin Chuen Church has acquired two connecting 4 storey tenement blocks (ground floor and 1st to 3rd floors) in Nos. 225 and 227 Sai Yee Street (the Subject Properties) to facilitate its social services.
- 5.1.3 As measured on the Approved General Building Plans and A&A Plan, saleable area of ground floor of the Subject Properties is 205.94 sq.m. or thereabouts, but excluding the yard – an ancillary area of 26.57 sq.m. and common part thereof. The saleable areas of the upper floor units of the Subject Properties are tabulated in **Table 4**.

Floor	No. 225 Sai Yee Street		No. 227 Sai Yee Street	
	Saleable Area (sq.m.)	Ancillary Area (sq.m.)	Saleable Area (sq.m.)	Ancillary Area (sq.m.)
1/F	93.5	Flat Roof – 15.5	93.5	Flat Roof – 15.5
2/F	93.5	-	93.5	-
3/F	-	-	93.5	-
Total Saleable Area of the Subject Properties:				About 670 sq.m.

Table 4: Saleable Areas of the Subject Properties

- 5.1.4 The existing use of the Subject Properties are tabulated in **Table 5**:

Floor	Existing Use	
	225 Sai Yee Street	227 Sai Yee Street
G/F	Worship hall, multi-function room for social welfare services and toilet	
1/F	6 nos. multi-function rooms for social welfare services	
2/F	7 nos. multi-function rooms for social welfare services and toilet	
3/F	-	6 nos. multi-function rooms for social welfare services and toilet

Table 5: Existing Use of the Subject Properties

- 5.1.5 Over the last 80 years, the Tin Chuen Church has provided valuable and adapted social welfare services to the local community. Through a trial and error and observation approach, Tin Chuen, has observed the demand and needs of the community and have tailor made its free services given the resources limitation to serve the community. **Table 6** is a list of the recent extended social welfare services provide by Tin Chuen Church.

A list of the Major Social Welfare Services Provided by Tin Chuen Church in the Recent Years

- Communal worship and sermons
- Worship and fellowship Services
- Gospel Cantonese Singing Class
- Bible Studies
- Baptism and Ceremonies to welcome new members
- Faith Discussion Class
- Hymn Practice Class
- Counselling / Consulting Group Meeting for elderly, adult, and teenagers/ youth
- Mental health support and counselling service
- Handy Craft, Flora and Flower Arrangement Class
- Cooking Class
- Stretching and Fitness Class
- Uniformed Groups
- Collaborate with social welfare organisations to provide regular care and visits with the elderly neighbours and elderly homes (including free haircut services);
- Provide regular care and listen to the needs of grassroots families and disadvantaged groups, especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. Provide free lunch and open the chapel at ground floor and activity rooms above as a comfortable resting area
- Implement multi caring program and education program to the community, including 「童本空間改造王」計劃、「照住你」照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃
- Provide free food and distribute the donated daily necessities with social welfare organisations, including 「PeaceBox 平安盒祝福行動」
- Distribute free mooncakes to grassroots families and disadvantaged groups
- Provide a comfortable learning environment and homework tutoring classes for children

Table 6: List of the Recent Extended Social Welfare Services Provide by Tin Chuen Church

5.2 Congregation Membership of Tin Chuen Church

- 5.2.1 Currently, there are about **700 nos. of congregation members regularly participate** in worship, fellowship, and various activities at the church. By offering a range of practical, emotional, and mental health support to the community, such as regularly visits to elderly homes, public education on the importance of mental health and counselling service, Tin Chuen Church has fostered strong and extensive social relationships and a robust community care network in the District.
- 5.2.2 Tin Chuen Church exemplifies the mission and purpose of the EFCC by **consistently addressing community issues while promoting mutual care and fostering a harmonious community in the District**. Congregation members expressed deep regret over the forced relocation and are concerned about whether they will be able to reprovision the church in the District (**Attachment 3** refers).
- 5.2.3 Tin Chuen Church serves as a model of how religious organizations can effectively support their community. By reprovisioning Tin Chuen Church in the Proposed Redevelopment, it would **enable the church to maintain long-term operation, meet the spiritual needs of its congregation members, and strengthen community cohesion through a variety of social activities** for participants.

5.3 Social Welfare Services to the Community

5.3.1 Tin Chuen Church not only provides a place for worship and fellowship but it also **offers counselling services and regularly organizes various physical, mental, and spiritual activities for congregation members**, aiming to help those in need and share the love and care of Jesus Christ. The details of various physical, mental, and spiritual activities are as the followings:-

- irregularly organize Gospel Cantonese Singing Classes (to understand biblical truths through lyrics), Faith Discussion Classes (thematic Bible study and various faith activities, including movies and games), and Hymn Practice Classes (to learn about the Bible and enhance spiritual life). These classes allow participants to deepen their understanding of the church and religion, experience God's care through prayer, foster a trusting faith group, and **build a positive attitude toward life**, therefore **instilling hope in the participant's lives**;
- irregularly organized classes such as floral arrangement class, cooking class, food preparation class, and baking class serve as platforms for congregation members to develop new skills and deepen relationships with one another. These activities also encourage participants to bring their family and friends to learn about the church and hear the Gospel;
- irregularly organized stretching and fitness classes provide working individuals with an opportunity to relax their tense bodies and **offer encouragement to face life's challenges**; and
- regularly organized uniformed group (「基督少年軍」(制服團隊)) and youth program (「讓我高飛」青年計劃) to **assist young people in their growth and develop leadership skills**, aiming to build a solid foundation for them to become future pillars of community.

5.3.2 As a significant religious organization in the District, Tin Chuen Church has drawn congregation members and those in need from both the Flower Market Area and beyond to participate the worship, fellowship and various activities. This not only **fosters deep emotional connections with the church** but also **cultivates friendships and mutual trust among congregation members**. By creating a supportive environment, Tin Chuen Church **offered a platform for congregation members and those in need to share difficulties in life**. As a result, **it has become an indispensable pillar of support for the local community**.

5.3.3 However, the Proposed Redevelopment has disrupted their faith practices and existing community connections. This not only obstructs the transmission of the Christian spirit of love and care but also leaves congregation members feeling that their future spiritual lives are in jeopardy, depriving them of essential emotional support. Consequently, they experience anxiety, accompanied by a profound sense of loss and loneliness, which further impacts their daily lives.

5.3.4 Reprovisioning Tin Chuen Church in the Proposed Redevelopment in Flower Market Area allows the church to **remain in a familiar setting, fostering a sense of belonging and encouraging spiritual growth among its congregation members is vital**.

5.4 Linkage with the Community

5.4.1 Tin Chuen Church feels a strong calling to serve the Flower Market Area by addressing specific local needs and issues. Over the past 80 years, the church has become **deeply integrated into the Flower Market Area**, serving as **an essential part of the District**.

- 5.4.2 Tin Chuen Church has been providing its service to the area for over 80 years and established strong bonds in the community. According to the URA's "*People First, District-based, Public Participatory*" approach from Urban Renewal Strategy 2011, one of the main objectives of urban renewal is preserving as far as practicable the social networks of the local community. The Tin Chuen Church and its provision of service can be traced back to 1937 that is longer than the establishment of the Urban Renewal Authority in 2003 and even its predecessor, the Land Development Corporation (LDC) in 1988.
- 5.4.3 The shortage of social welfare services, combined with economic downturns, has negatively impacted mental health and led to a rise in disadvantaged groups. With reference to "*Samaritan Befriender Hong Kong 2023 Annual Report*"² conducted by The Samaritan Befrienders Hong Kong in 2023, the analysis on suicide statistics reflected that the suicide rate was 14.55 per 100,000 people, with over 60% of those who died by suicide suffering from emotional illnesses and about 90% having at least one mental disorder. The individuals affected by suicide primarily struggle with issues related to mental health, employment, and finances, including both youth and the elderly. This highlights the **urgent need for continuing mental health support and counselling services to reduce the suicide rate as much as possible.**
- 5.4.4 The church **consistently offers mental health supports, counselling services and a variety of social welfare services for grassroots families, elderly neighbours, elderly homes, and disadvantaged groups,** aiming to help those in need and share the love and care of Jesus Christ. The details of counselling services and social welfare services are as the follows:-
- regular care and visits for the elderly neighbours and elderly homes in the District, **providing listening and counselling services as practical support for mental health,** while also striving to alleviate caregiver stress as much as possible;
 - provide free food and distribute donated daily necessities to grassroots families and disadvantaged groups in the District (such as single-parent families, sub-divided flat residents, and cleaning workers), **meeting their essential needs and improving their quality of life;**
 - **care for and listen to the needs of grassroots families and disadvantaged groups in the District,** especially the cleaning workers at the Flower Market Road Refuse Collection Point and Nullah Road Refuse Collection Point. The chapel at ground floor and common space at second floor have been opened as comfortable shared public spaces equipped with air conditioning, offering free Wi-Fi, self-service charging facilities, snacks and beverages. Thousands of cleaning worker benefit from these services each year;
 - **distribute free mooncakes to grassroots families and disadvantaged groups in the District** during the Mid-Autumn Festival, **celebrating the festival with the wider community;** and
 - provide a comfortable learning environment and homework tutoring classes for children in the District, aiming to **alleviate the financial pressure on grassroots families caused by high tutoring costs.**
- 5.4.5 Although the Government established the Mong Kok East Care Team in 2023, its limited operational timeframe has impeded a thorough understanding of the genuine needs of grassroots families and disadvantaged groups. Furthermore, the social welfare services it offers differ significantly from those provided by Tin Chuen Church, particularly in critical areas such as mental health support and counselling service. As a result, the Care Team has fallen short in effectively addressing the basic living needs of those in need with its own limitation. Reprovisioning of the premises within the Proposed Redevelopment can strategically address

² The Samaritan Befrienders Hong Kong, (2023). 2023 Annual Report. Retrieved from https://sbhk.org.hk/wp-content/uploads/2024/06/ESBHK2023_Annual-Report_low-res.pdf

the limitation.

5.5 Selected Testimonials Indicating Overwhelming Public Recognition of Long-term Social Welfare Services by Tin Chuen Church

- 5.5.1 Tin Chuen Church's role and contributions in terms of social welfare services are well-acknowledged and appreciated by four political and community leaders such as (1) Professor Ho Kin-chung, BBS, JP, (2) 油尖旺北分區委員會委員 – 羅春明, (3) 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔, and (4) 前任市政局議員及區議員 – 郭必錚 (**Attachment 4** refers).
- 5.5.2 **Professor Ho Kin-chung, BBS, JP** 表示：「天泉堂教會 [...] 早已融入花墟社區，成為區內不可或缺的重要支援支柱。[...] 對於維繫社區凝聚力，紓緩照顧者壓力、關心精神健康作出了卓越的貢獻。[...] 我衷心希望中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和重置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。[...] 懇請貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，[...]」 [English Translation as] expressed that "Tin Chuen Church [...] has long been integrated into the Flower Market community, becoming an indispensable pillar of support in the area. [...] It has made an outstanding contribution to maintaining community cohesion, alleviating caregiver stress, and addressing mental health concerns. [...] I sincerely hope that the China Christian Evangelical Church Tin Chuen Church can be appropriately preserved and relocated in the redevelopment plan for the Flower Market area, allowing them to continue their community services in a familiar environment. [...] I urge your bureau to deeply consider the needs of Tin Chuen Church and its unique importance within the community when developing the redevelopment plan."
- 5.5.3 油尖旺北分區委員會委員 – 羅春明表示：「天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群，以正向思維面對生活上的種種困難，[...] 令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區具有不容忽略的角色。[...] 早已植根花墟區，成為區內不可或缺的重要社區支援支柱，[...] 為了花墟區居民的福祉，現懇請安排天泉堂再重建花墟計劃內，獲市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在這社區出錢出力延續服務。」 [English Translation as] expressed that "The mission of Tin Chuen Church in serving the community is to help disadvantaged groups by organizing various activities that encourage a positive mindset in facing life's challenges. [...] fosters harmony, unity, and vitality within the community, making Tin Chuen Church an indispensable presence in the Flower Market Area. Having already long-established in the community, it has become a crucial pillar of support. [...] For the welfare of the residents in the Flower Market Area, I sincerely request that arrangements be made for Tin Chuen Church to be included in the redevelopment plans, with suitable properties provided by the Urban Renewal Authority for long-term use. I support Tin Chuen Church in continuing its valuable services in this community."
- 5.5.4 香港理工大學校友會前會長、建造業議會學員會創會會長／榮譽會長、聖約翰救傷隊港島區聯隊會長／名譽顧問、香港青少年軍團永遠榮譽總司令，司徒拔表示：「[...]在太子花墟區已接近 87 年，現因是建局重建計劃而遭受逼遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響 [...]為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。本人我支持天泉堂繼續在花墟社區延續社區關懷服務。」 [English Translation as] expressed that "[...] Having been in the Prince Edward Flower Market Area for nearly 87 years, the church is now facing relocation due to the Urban Renewal Authority's redevelopment plan, which severely affects the well-being of the vulnerable communities in the Flower Market Area. [...] To ensure that the community care services provided by Tin Chuen Church in the

*Flower Market Area can be continued, I sincerely **request that suitable properties be provided by the Urban Renewal Authority within the redevelopment plan for long-term use.** I support Tin Chuen Church in continuing its community care services in the Flower Market community."*

- 5.5.5 前任市政局議員及區議員 – 郭必錚表示：「[...]已在旺角區有超過80年歷史[...]影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康[...]，現懇請安排天泉堂再重建花墟計劃來獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區服務，得以延續 [...]本人我支持天泉堂繼續在這社區出錢出力延續服務。」
[English Translation as] expressed that "[...] has a history of over 80 years in the Mong Kok Area [...] **affecting the various community services and mental health support that local grassroots families and vulnerable groups have relied on for a long time [...].** I now sincerely **request that arrangements be made for Tin Chuen Church to be provided with suitable properties** by the Urban Renewal Authority **within the redevelopment plan, allowing its community services in Flower Market Area to continue [...].** I **support** Tin Chuen Church in its ongoing efforts to serve this community."
- 5.5.6 The support and acknowledgement of the role of the Tin Chuen Church has been highlighted above and with the common theme of recognition of the long-term social welfare service provided by the Tin Chuen Church and a strong support for the Tin Chuen Church to remain in the area to serve the community.
- 5.5.7 The URA should leverage the strong relationships that Tin Chuen Church has cultivated in the district as a vital communication bridge. The church **should be recognized as a must-have GIC facility that addresses the Government's shortcomings in social welfare services, effectively helping to resolve community issues.** The contributions of the church to the community have garnered support and appreciation from **political and community leaders who express deep regret** over the church's impending relocation and the subsequent cessation of its social welfare services (**Attachment 4** refers). Re-provisioning Tin Chuen Church within the Proposed Redevelopment is essential for sustainably supporting grassroots families and disadvantaged groups, providing both practical and emotional assistance.

6 Pain Point without Re-provisioning

- 6.1.1 Without re-provisioning Tin Chuen Church in the Proposed Redevelopment, it can lead to the followings:-
- lost of a 80 years living heritage;
 - lost of social welfare service provision to the existing catchment area;
 - lost of well-established networks, including local residents, local partners and social welfare organisations; and
 - lost of use of Tin Chuen Church's facilities / social welfare services to its congregation members and the public, such as free meals, shared public spaces equipped with air conditioning (free of charge), distribution of free daily necessities.

7 Justifications for Reprovisioning in the Proposed Redevelopment

7.1 Effort to Preserve our Living Heritage in the Yau Tsim Mong (YTM) District

7.1.1 By preserving Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- ensure the continuity of church operations, **meeting the spiritual needs of its congregation members;**
- maintain the organization of various physical, mental, and spiritual activities designed for congregation members, grassroots families, and disadvantaged groups, thereby **promoting mutual care, strengthening community cohesion, and fostering a harmonious environment;**
- preserve social welfare services and counselling services, particularly for grassroots families, elderly neighbours, and disadvantaged groups, **providing mental health supports and alleviating caregiver stress;**
- address the basic living needs of grassroots families and disadvantaged groups, **improving their quality of life;** and
- retain the church as an essential G/IC facility that addresses the Government's shortcomings in social welfare services, **effectively helping to resolve local issues and sustainably supporting grassroots families elderly neighbours, elderly homes, and disadvantaged groups.**

7.1.2 Nestled between the bustling neighbourhoods of YTM District, Tin Chuen Church holds a distinctive position as its one of the major churches in this vibrant stretch. Its striking characterized by modern operations, create a lasting impression on all who pass by. This contemporary aesthetic not only enhances the visual landscape of the Flower Market Area but also symbolizes a beacon of hope and community spirit.

7.1.3 As a vital landmark, Tin Chuen Church serves as a spiritual and social hub, fostering connections among residents and visitors alike. The church holds deep cultural significance for the community as it has been the venue of major religious ceremonies, including weddings, baptisms, and significant festival celebrations. **It brought the community together and created sense of belonging.**

7.1.4 Relocating Tin Chuen Church outside the Flower Market Area would mean losing its historical context. The church is deeply intertwined with the community's history, serving as a witness to significant events and changes over the years. Relocation could preserve this connection, diminishing its role as a historical landmark that tells the story of the community.

7.1.5 Reprovisioning Tin Chuen Church in the Proposed Redevelopment would **retain the community connection, fostering a strong sense of community identity and celebrating the shared history.**

7.2 Retaining the Well-established Effective Partnership Platform to Deliver Timely Social Welfare Services

7.2.1 By retaining Tin Chuen Church in the Proposed Redevelopment, it can achieve the followings:-

- **maintain a well-established network of partnerships with various social welfare organizations and local partners** to collaboratively provide essential social welfare services and offer care and visits to grassroots families, elderly neighbours, elderly homes, and disadvantaged groups; and
- foster the redevelopment of older districts while **minimizing social impact as much as possible**.

7.2.2 Tin Chuen Church has actively collaborated with various social welfare organizations and local partners³ over the years, **successfully establishing a robust network of partnerships**. Together, they provide essential social welfare services, offering care and visiting grassroots families, elderly neighbours, elderly homes, and disadvantaged groups in the District. Letters from several of these social welfare organizations indicate their **appreciation for the collaboration with Tin Chuen Church** and their desire to **continue this valuable partnership** (Attachment 5 refers).

7.2.3 Conservatively estimating, it could take at least 10 – 15 years to re-establish the existing scale of partnerships in a new location. To avoid disruption in social welfare services and to maintain cooperation with local partners, it is **essential to reprovision the church in the Flower Market Area** within the District.

7.3 Defending the Critical Components of High Accessibility and Visual Prominence of the Location

7.3.1 With reference to Para. 5.2.5 of Chapter 8: Internal Transport Facilities of Hong Kong Planning Standards and Guidelines (HKPSG)⁴, it stated that “[...] putting activity nodes, generators and attractors within the neighbourhood or walking distance of 500m in early stage of land use planning or in an incremental approach for the existing urban area; and concentrating high density housing, employment and other land uses at or close to rail stations and other transport termini.”. There are two MTR Stations and various public transport options within 500m radius of the Subject Site as referenced to Para. 3.1.3 and **Figure 3.1**. This makes the Flower Market Area **highly accessible and within a comfortable walking distance, providing convenience for congregation members and participants who rely on the public transport**.

7.3.2 Additionally, the presence of a loading and unloading bay outside the premises further enhances accessibility for all visitors, particularly the elderly and disabled, **ensuring that everyone can easily reach the church and participate in its activities**.

7.3.3 Relocating to a new site will create a disruption to the members and may even lead to a decrease in congregation members, especially if the new location is less accessible or unfamiliar to existing congregation members. This uncertainty can create anxiety regarding the church’s future and its viability. Therefore, reprovisioning Tin Chuen Church within the Proposed

³ The social welfare organizations and local partners include Yang Memorial Methodist Social Services – Mongkok Integrated Family Service Centre (循道衛理楊震社會服務處 – 旺角綜合家庭服務中心); Chong Lap (H.K.) Co. Ltd. (創立(香港)有限公司); Manna (嗎哪膳工); PRAXIS (「油踐入心」有限公司); Hong Kong Church Network for the Poor (教會關懷貧窮網絡); Kwong Wong Hospital Chaplaincy Limited (廣黃院牧事工有限公司); Association of Hong Kong Hospital Christian Chaplaincy Ministry Limited (播道醫院院牧部伙伴教會); Evangelical Free Church of China Social Service (播道社會服務); Medicare Resources Limited (醫療關懷有限公司)

⁴ Planning Department, (2024). Chapter 8: Internal Transport Facilities of HKPSG. Retrieved from https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch8.pdf

Redevelopment would **help maintain participation in worship services, fellowship, and various activities.**

7.4 Retain an Icon for Placemaking and Urban Design

- 7.4.1 With reference to the Urban Renewal Strategy by the URA, urban renewal should take a “People First, District-based, Public Participatory” approach. In the process of carrying out urban renewal, it should embrace the concepts of sustainable development and building a quality of city including considering the urban design. Placemaking is about improving the quality of public spaces and the lives of the people who use them. Tin Chuen Church and its provision of social welfare services have serving as a center for community activities for over 80 years and fostering social interactions via events, services and ceremonies. Besides providing a physical icon to the Flower Market Area, it is a pinnacle member in the provision of the proving supporting networks for individuals and families and contributing to social cohesion. Tin Chuen Church is one of the focal points of the area, serving as a placemaking icon. The Church consists of open areas to the public and has a highly accessibility catchment area for its members.
- 7.4.2 Overall, Tin Chuen Church plays a multifaceted role in urban design and placemaking by providing an icon to the area and fostering community connections. Its influence can lead to more vibrant, inclusive, and resilient urban environments.

7.5 Significantly Impact the Long-Established Catchment Area

- 7.5.1 Tin Chuen Church does not only space to relocated but the for its vital existence is the being within the established catchment area. Tin Chuen Church is not seeking for new premises or just a size equivalent of its operation, instead the existing catchment is the major concern. As referenced to (c) of Table 1, relocating Tin Chuen Church, may lead uncertainty regarding congregation size, including a potential decline in attendance. Such a move could disrupt the strong relationships that have been built with current congregation members over the years and make it challenging to attract new members. Without the support of a robust congregation, maintaining or expanding the church's operations and social welfare services becomes increasingly difficult.
- 7.5.2 According to Tin Chuen Church's past experience, any relocation site, whether permanent or temporary, must meet the following specific site acquisition criteria:-
- 1) it **must be located in the Flower Market Area within the District** to effectively continue providing the existing social welfare services within its current catchment;
 - 2) it **must have a minimum area of about 670 sq.m.** to accommodate the existing and future congregation members, those in need, and activity participants; and
 - 3) it **must feature with ground floor with high-quality accessibility, including barrier-free facilities,** as well as a **designated loading and unloading bay outside the premises** to serve elderly and disabled.
- 7.5.3 Effort was made by Tin Chuen Church to search for the similar premises in the District that meet the specific site acquisition criteria outlined in Para. 7.4.2. With reference to the Preliminary Property Valuation Report carried out by the commissioned surveying consultant in September 2024, the values of Tin Chuen Church's properties are as follows: (1) commercial use (ground floor) is about HK\$28,000 / sq.ft.; and (2) residential use (first to third floor) is about HK\$6,000 / sq.ft.. Even with compensation from the URA, it remains exceedingly difficult for Tin Chuen Church to find an affordable property that meets the specific site acquisition criteria in the District for church's relocation.

7.5.4 The most viable approach is to re-provision the church within the Proposed Redevelopment, **ensuring an affordable cost and the continuation of regular church operations to provide social welfare services in the long run.**

7.6 Opportunity to Further Strengthen the Already Well-established Clustering and Social Harmony Network

7.6.1 The Subject Site is situated in one of the core areas of the District, characterized by its high density and dynamic landscape. This unique geographic context fosters a concentration of diverse entities, including residential buildings, retail commercial facilities, educational institutions and public space. **The Flower Market Area is at a strategic location, combined with convenient public transportation, facilitates high foot traffic, attracting a wide range of visitors, acting as a critical component for the place-making evolution in the Flower Market Area.** This vibrant environment is further amplified during festivals and sports events at the surrounding sports grounds and stadium, drawing large crowds. From an urban planning perspective, this phenomenon exemplifies the "**clustering effect**" in spatial term.

7.6.2 The spatial clustering **fosters synergistic interactions that promote various church's activities and social welfare services, which benefit the local community and encourage the collaboration between the church and various social welfare organizations.** The close proximity of residential establishments and public spaces promotes community engagement, as residents are more likely to utilize the services and participate in activities offered by the church and its local partners. As a result, re-provisioning Tin Chuen Church in the Flower Market Area of the District can **strengthen community cohesion and enhance the sense of belonging within the community.**

7.7 Create as an Exemplar of Impact Investment, In line with Prevailing Social Policy

7.7.1 Tin Chuen Church has made it a policy since day one as having an open door policy to support the community. It continues with this tradition today with its opened chapel at ground floor and common space at second floor which served as shared spaces for public enjoyment. This is a forerunner event to the Pilot Programme on Community Living Room outlined in the Para. 194 (ii) of Policy Address 2024⁵.

7.7.2 As referenced to Para. 4.1.5, Tin Chuen Church situated in the major residential clusters, combined with social and economic facilities such as schools, retail commercial, leading to the cramped conditions. From the urban planning perspective, there is an urgent need for more shared spaces to improve the quality of life for local residents and those in need. With reference to a Study Report of "*Unopen Space: Mapping Equitable Availability of Open Space in Hong Kong*"⁶ conducted by Civic Exchange in 2017, residents of Mong Kok have access to only 0.6 sq.m. open space per person, significantly lower than the HKPSGs' recommended standard of 2 sq.m. of open space per person. The study finding indicates that the living environment in the District is overcrowded. Over the year, Tin Chuen Church, have taken the social responsibility role to open its door to fulfil the demand for quality space in the community.

7.7.3 In recent years, during the economic downturn caused by the Covid 19 pandemic, Tin Chuen Church invested years of accumulated donations (about HK\$7,000,000) to upgrade the facilities and to carry out renovations, aiming to create a comfortable public shared space equipped with air conditioning to grassroots families and disadvantaged groups to enjoy. Re-provisioning the church in the Proposed Redevelopment not only **addresses the basic living needs of those in**

⁵ HKSAR, (2024). The Chief Executive's 2024 Policy Address. Retrieved from https://www.policyaddress.gov.hk/2024/public/pdf/policy/policy-full_en.pdf

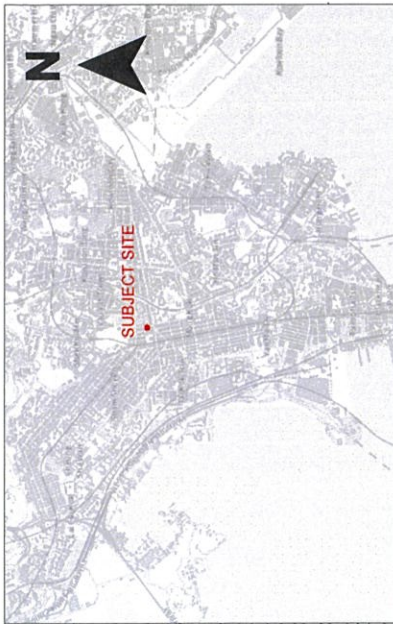
⁶ Civic Exchange, (2017). Unopened Space: Mapping Equitable Availability of Open space in Hong Kong. Retrieved from https://civic-exchange.org/wp-content/uploads/2017/04/20170224POSreport_FINAL.pdf

need but also **provides a more spacious living environment**, particularly beneficial for individuals recovering from mental illness.

8 Conclusion

- 8.1.1 This representation statement expressed Tin Chuen Church's comments and grievances on the Draft DSP, including the URA failed to acknowledge the church and its provided social welfare services in the Stage 1 and 2 SIAs and not considered Tin Chuen Church as a "Living Heritage" to the area, despite it is long presence and deep connections with the local community and organisations. The forced relocation could affect the social welfare services catchment area and disrupt the well-established network partnerships it has cultivated over the 80 years.
- 8.1.2 Tin Chuen Church acknowledged the URA has reserved about 20,000 sq.m. of non-domestic GFA for GIC facilities in the Draft DSP. In this connection, **Tin Chuen Church request URA to provide a suitable premises with a minimum area of 670 sq.m. to continue its operations within its current social welfare catchment area in the Proposed Redevelopment.** It should be acknowledged this represents only about 3.5% of the total reserved GIC GFA.
- 8.1.3 Tin Chuen Church requests for the reprovisioning of their premises in the Proposed Redevelopment with the following justifications:-
- preserve our living heritage in the Yau Tsim Mong (YTM) District;
 - retain the well-established effective partnership platform to deliver timely social welfare services;
 - defend the critical components of high accessibility and visual prominence of the location;
 - retain an Icon for Placemaking and Urban Design;
 - protect significantly impact the long-established catchment area;
 - strengthen the already well-established clustering and social harmony network; and
 - create an exemplar of **Impact Investment**, in line with prevailing social policy.
- 8.1.4 The aforesaid demonstrates that Tin Chuen Church deserves favourable consideration by the URA in light of the justifications provided in Paras. 7.1.1 – 7.7.3. We trust that the TPB will see fit to adopt the request of reprovisioning Tin Chuen Church to the Proposed Redevelopment on the Draft DSP.

Figures

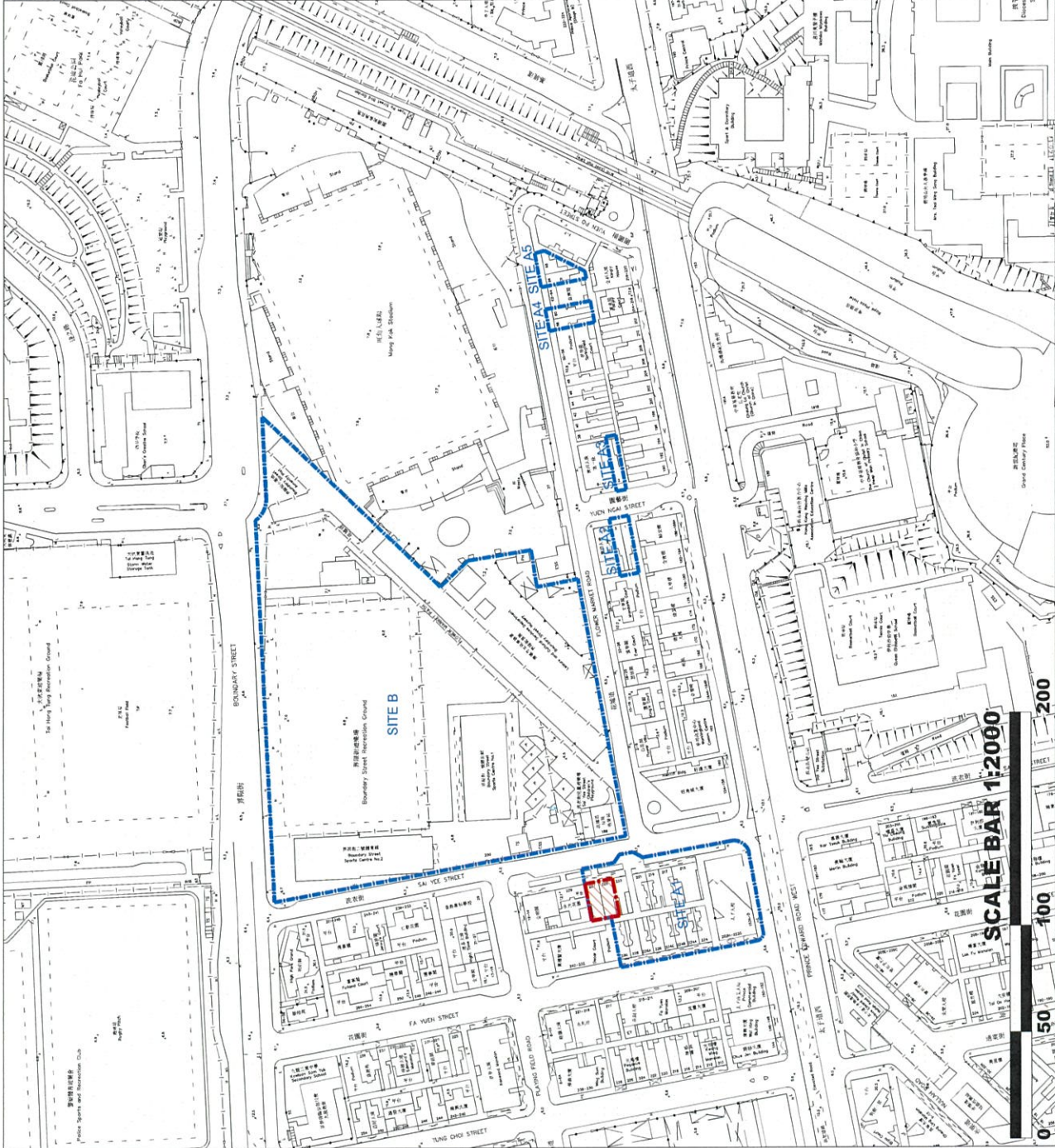


KEY PLAN
SCALE 1:30,000

LEGEND:

PROPOSED DEVELOPMENT BOUNDARY BY URA

SUBJECT SITE



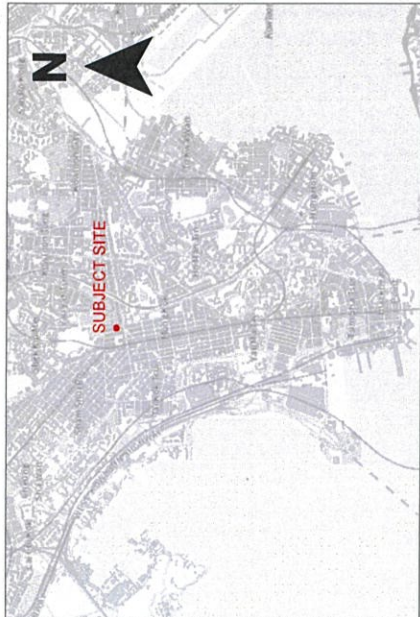
SCALE BAR 1:2000



*FOR INDICATIVE ONLY
SOURCE HKMS 2.0, T11-NW-14D(2024-09-29);
GeoInfo Map (2024-10-21)





<p>PRUDENTIAL PROPERTY & LAND ADVISORY (VALUATION) LTD.</p>		<p>JOB TITLE Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SIK3/URA5/1 in Mong Kok East, Hong Kong</p>		<p>Drawing Title SITE LOCATION PLAN</p>	
<p>Drawn Checked Scale</p>	<p>vc ht SCALE 1:2000/3</p>	<p>Date Approved Scale</p>	<p>18/10/2024 ht SCALE 1:2000/3</p>	<p>FIG. 2.1</p>	<p>Rev.</p>

File Name : ...



KEY PLAN
SCALE 1:60 000

LEGEND:

-  SUBJECT SITE
-  PRINCE EDWARD MTR STATION
-  MONG KOK EAST MTR STATION
-  500m RADIUS OF SUBJECT SITE



SOURCE: HKMS 2.0, T11-NW-14D(2024-09-29), T11-NW-19B(2024-09-29), GeoInfo Map (2024-10-21)

*FOR INDICATIVE ONLY

<p>PRUDENTIAL TURNING LAND ADVISORS & EVALUATORS LTD</p>		<p>JOB TITLE Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. SIK3/URA5/1 in Mong Kok East, Hong Kong</p>		<p>Drawing Title SURROUNDING MTR STATIONS</p>		<p>Drawn By DANC 15102024</p>		<p>Drawing No. FIG. 4.1</p>	
<p>Checked By HT</p>		<p>Approved By HT</p>		<p>Scale SCALE 1:200@A3</p>		<p>Date SCALE 1:200@A3</p>		<p>Rev.</p>	
Rev	Description	Date							



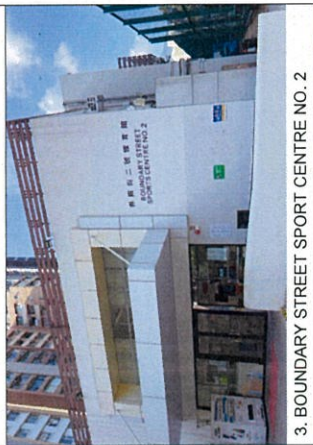
1. BOUNDARY STREET SPORT CENTRE NO. 1



1. CHAN'S CREATIVE SCHOOL



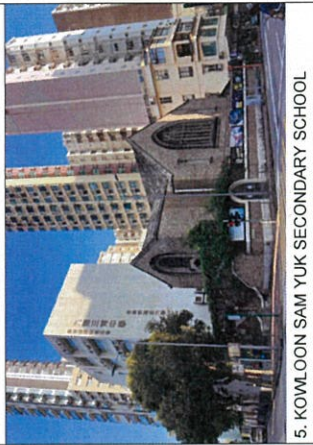
4. MONG KOK STADIUM



3. BOUNDARY STREET SPORT CENTRE NO. 2



6. BOUNDARY STREET RECREATION GROUND



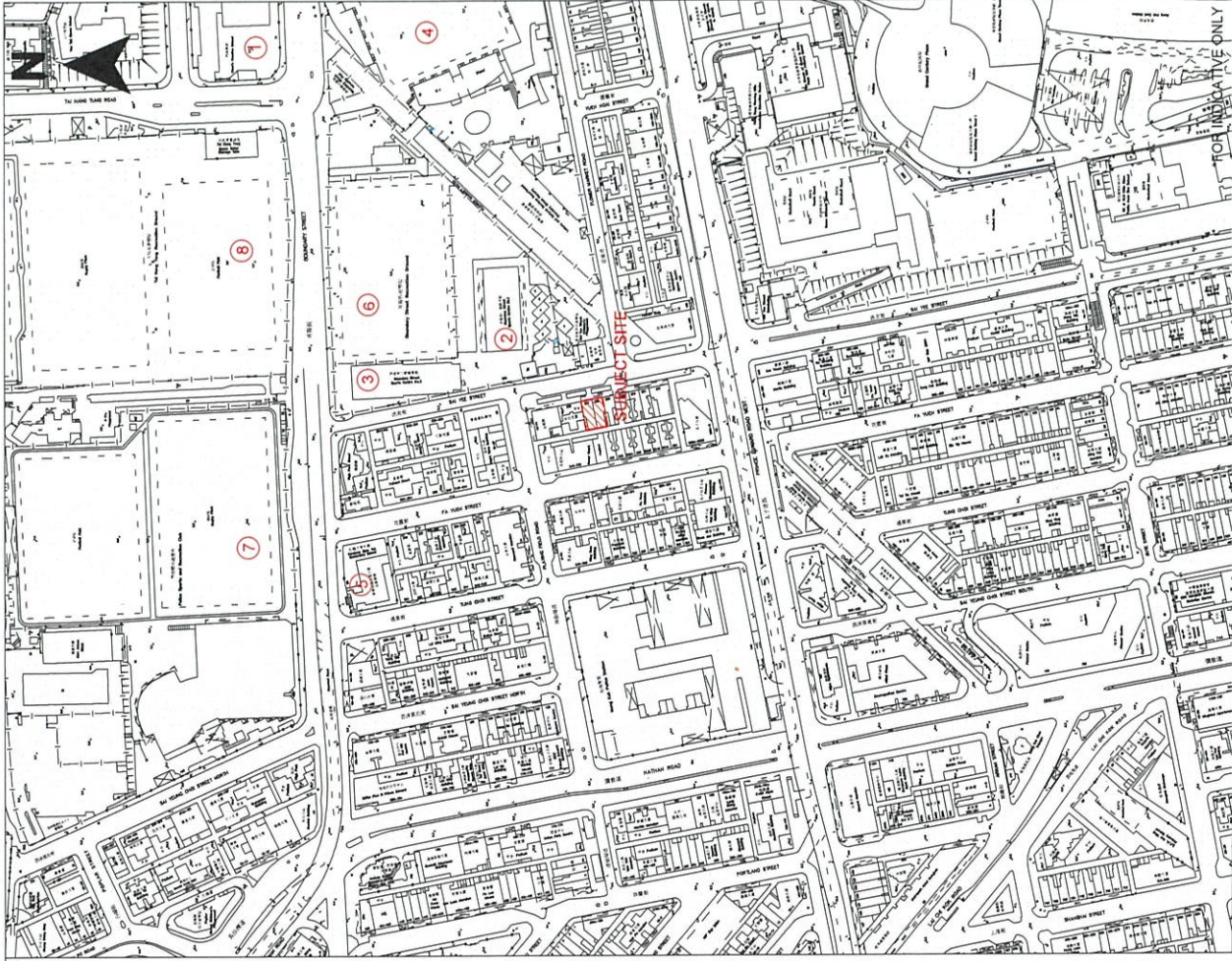
5. KOWLOON SAM YUK SECONDARY SCHOOL



8. TAI HANG TUNG RECREATION GROUND



7. HONG KPMG POLICE SPORT RECREATION CLUB



SOURCE: HKMS 2.0 T11-NW-145(2024-09-29) PHOTO TAKEN ON 2024-10-20

<p>PRUDENTIAL SURVEYING, LAND ADVISORY & VALUATION LTD.</p>		<p>JOB TITLE: Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/JURAS/1 in Mong Kok East, Hong Kong</p>		<p>Drawing Title: PHOTOS OF SURROUNDING AREA</p>		<p>Drawing No.: FIG. 4.2 (SHEET 1 OF 2)</p>	
<p>File Name : Source :</p>	<p>Scale : SCALE 1:2000@A3</p>	<p>Date : 15/10/2024</p>	<p>Drawn : WC</p>	<p>Checked : HT</p>	<p>Approved : RT</p>	<p>Date : 15/10/2024</p>	<p>Rev. : -</p>



10. MONG KOK FLOWER MARKET



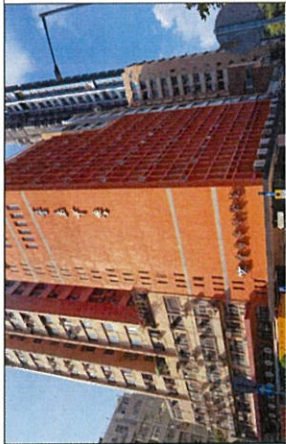
12. QUEEN ELIZABETH SCHOOL



14. MONG KOK EAST MTR STATION



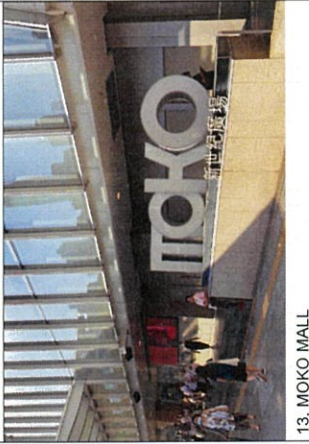
16. PIONEER CENTRE



9. HEUNG TO MIDDLE SCHOOL



11. PRINCE EDWARD MTR STATION



13. MOKO MALL



15. MONG KOK POLICE STATION

Drawing No. FIG. 4.2 (SHEET 2 OF 2)	
Drawn by: _____ Checked by: _____ Scale: 1:20000	Date: _____ Approved by: _____ Scale: 1:20000
Description: _____	Date: _____
Rev: _____	Date: _____
Drawing Title: PHOTOS OF SURROUNDING AREA	
JOB TITLE: Representation Statement to Draft Urban Renewal Authority on Sai Yee Street / Flower Market Road (YTM-013) Development Scheme Plan No. S/K3/UP/45/1 in Mong Kok East, Hong Kong	

Attachment 1

Authorization Letter from Tin Chuen Church

19 July 2024

Our ref.:

Your ref.:



Attn.: Mr. Frank Wong

Dear Mr. Wong,

RE: Consultancy Services in respect of Nos. 225-227 Sai Yee Street, Mong Kok, Hong Kong
- Authorization Letter -

By signing this Authorization Letter, we, Tin Chuen Church hereby authorize you, Prudential Surveyors International Limited (PSIL / the Consultant), to liaise, correspond and attend meetings on behalf of Tin Chuen Church with all relevant Government Departments and other bodies, as necessary, in respect of matters relevant to the captioned purpose.

The Authorization Letter is with effect from the date of the below signature signed for one year.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Law Ming Nok Joseph'.

Name: *Law Ming Nok Joseph*

Position: *Chairman, Board of Deacons*

Date: *21-07-2024*



Attachment 2

Supporting Letter from Evangelical Free Church of China



中國基督教播道會總會

Evangelical Free Church of China

支持 貴會及市建局微調洗衣街/花墟道發展計劃 (YMT-013) 在重建範圍內包括本會天泉堂

致：城市規劃委員會主席何珮玲女士, J.P.

市區重建局（下簡稱市建局）在三月公佈洗衣街/花墟道發展計劃（YMT-013），本會屬下中國基督教播道會天泉堂剛好位處上述計劃的範圍內。感激 市建局在五月前次會面中，詳細解說收購程序及合理的賠償原則，並提示本會，如需申述特殊情況，須於本年十月下旬前，具函向 貴會提出呈請，故本會今特此來函，提請 貴會微調上述重建計劃，考慮包括本會天泉堂，相信會令當區發展更有溫度。

本會在港設立的第一間教會，就是天泉堂（於 1952 年前稱為「太子堂」），成立於二戰前的 1937 年，旨在傳揚基督信仰和幫助有需要的社區人士。天泉堂最初位於花墟附近的太子道 110 號，自 1952 年起遷入並使用現有物業，至今已超過 70 年，深深植根於花墟這個獨特的社區，是本會唯一在油麻地至太子站範圍設立的教會，也是本會眾教會服侍社區的典範和橋頭堡。

天泉堂現時有超過七百名會眾，除了提供崇拜和各種聚會供區內居民參加外，亦一直在社區內推行多項的關懷工作。過去 70 多年，天泉堂與花墟社區、油麻地及旺角等一帶建立了密不可分的結連，其中包括：

1. 帶動區內經濟活動

每天區內不少居民（包括部分區外人士）會前來太子參加天泉堂的團契及活動，每周主日更有數百位區內街坊及區外人士參加天泉堂的主日崇拜，在區內飲食購物。本會堂會在各區均有帶動經濟活動的明顯作用，如在荔枝角的恩福堂，明顯將荔枝角區的日夜搞活了，本會天泉堂於太子，無異如恩福堂在荔枝角的果效，若天泉堂被迫離開當區，區內其他行業亦將直接受到影響。

2. 長期提供兒童及青年服務

本會天泉堂長期提供關懷社區的服務，如小學生功課輔導、單親兒童照顧及親子關懷活動、基督少年軍、「讓我高飛」青年計劃及親子烘焙班等，不單對現今區內兒童及青年成長有幫助，更有助穩定社會，培育未來社會棟樑。

3. 照顧及關懷長者生活



中國基督教播道會總會

Evangelical Free Church of China

本港人口日趨老化，本會天泉堂多年前已為長者定期提供適切的長者生活講座，並於區內作定期探訪，關懷及疏導包括獨居長者的情緒，並按需要提供各種生活支援。

4. 為花墟道一帶注入濃厚的溫情

社區在 2021 年，天泉堂更將物業翻新及裝修，進一步開放空間服侍社區，於平日開放禮堂，提供空調、無線上網和供應輕食及飲品，為在花墟和附近工作的人（如清潔工友等）提供免費又舒適的用膳和休息空間，與區內尤其是花墟的商舖員工，關係和諧。又於各個節日在地下禮堂向區內的基層家庭免費派發“Peace Box”生活食品包等等，為這個社區注入了一份濃厚的溫情。

城市規劃委員會與市建局一直為香港各區按時設定重建的計劃，直接令老舊社區得以更新活化，勞苦功高，希望這次重建計劃能同時考慮歷史悠久的地方組織對當區的貢獻及影響，適度原區重置這些地方組織，相信更有利於重建後的社區重建，令這地區更有溫度。

誠然在三月公佈花墟的重建項目對本會是來得非常突然，本會天泉堂經詳細研究後，以現時的賠償機制及當區的樓盤選擇，顧慮遷離時在原區難以覓得合適地方重置，恐怕會失去與花墟社區建立已久的聯結，因此懇請 貴會及市建局在重建計劃內，稍作微調，重新考慮包括天泉堂，讓天泉堂繼續為這新社區帶來溫暖，是所至盼。

順祝 台端及 貴會全體全人身心康健、天天快樂滿足。

中國基督教播道會總會
主席

蘇振豪

主曆二零二四年十月十五日
檔案編號：4E110-T15-LAS

副本呈：市區重建局行政總監韋志成先生



中國基督教播道會總會
副主席

陳永就

Attachment 3

Supporting Letters from Congregation Members of Tin Chuen Church



中國基督教播道會天泉堂

EFCC - TIN CHUEN CHURCH

致城市規劃委員會（城規會）主席何佩玲女士 J.P. 及
市區重建局（市建局）行政總監韋志成先生：

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1 (重建計劃)

中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過 80 年歷史，現受市建局重建計劃影響而遭遇迫遷，不但影響為當區基層家庭及弱勢社群提供各種社區服務及舉辦各種身心社靈活動，更嚴重影響受惠服務對象的日常生活及精神狀況，阻礙融入社會。即使得到市建局的賠償金，天泉堂想要於同區內物色可負擔而符合選址條件的物業亦需面對重重困難。為讓長久以來於花墟社區進行的身心靈支援宗教活動及社會服務得以長期延續，現要求市建局於洗衣街 / 花墟道發展計劃 (YTM-013) 範圍內提供合適的物業予天泉堂作重置，符合各方的期望，延續區內的人情味與社區根基。

天泉堂於 1937 年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。天泉堂至今植根於花墟社區已有超過 80 年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂不但為約以數百計的虔誠信徒提供地方進行崇拜及團契，更積極推動與不同社會服務機構及地區合作夥伴（相關團體有：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、「油踐入心」有限公司、教會關懷貧窮網絡、廣黃院牧事工有限公司、播道醫院院牧部伙伴教會等。），為當區基層家庭及弱勢社群送上愛與關懷，提供各種實質社區服務及舉辦各種身心社靈活動，包括：



中國基督教播道會天泉堂

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- (一) 不定期舉辦福音粵曲班 (憑着歌詞去了解聖經的真理)、信仰研討班 (專題式查經及各式信仰活動, 包括: 電影及遊戲)、詩歌練習班 (認識聖經、增進靈命), 讓參加者加深對教會及宗教認識, 藉著禱告去經歷神的關懷, 營造一個互相信任的信仰群體, 建立正面的生活態度, 從而對生活有盼望;
- (二) 不定期舉辦花藝班、廚藝班、美食製作班、烘焙班等活動作平台, 讓信徒開發新技能及加深彼此認識, 並鼓勵信徒帶身邊家人及朋友認識教會, 得聞福音;
- (三) 不定期舉辦伸展體適能班, 讓上班族放鬆自己繃緊的身體, 更給予鼓勵面對生活困難;
- (四) 定期舉辦制服團體「基督少年軍」及青年計劃「讓我高飛」, 以協助青少年成長及建立領導才能, 為未來社會棟樑打好基礎;
- (五) 定期探訪及照顧花墟社區內的長者街坊及護老院, 提供聆聽與關顧及心理健康上的支援, 同時盡可能舒緩照顧者壓力;
- (六) 為區內基層家庭及弱勢社群 (單親家庭、劏房戶、清潔工友) 提供免費食物及捐贈日常生活物資, 以滿足日常需要和改善生活質素;
- (七) 關懷及聆聽基層家庭及弱勢社群的訴求, 特別是花墟垃圾站及水渠道垃圾站的清潔工友, 開放教會會堂地下禮堂及 2 樓用作設有冷氣的舒適共享空間, 並提供免費 Wi-Fi、自助充電設備、小食及飲品, 受惠的清潔工友每年受惠人士以千計;
- (八) 向區內基層家庭及弱勢社群於中秋節免費派發月餅, 與普羅大眾共渡佳節;
及
- (九) 為區內的學童提供舒適學習環境及功課輔導班, 盡可能減輕基層家庭對高昂補習費用的壓力。
- (十) 參與中國基督教播道會總會香港城市大學親善家庭計劃 (HHP) 2024-2025, 藉開辦廣東話班及各式聯誼活動, 讓非本地學生更廣泛接觸本地社區, 加深對香港的了解, 協助他們適應在香港的生活。



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區內生活環境被公認為擠迫，思匯政策研究所曾於 2017 年發表調查報告「不公空間：探討香港休憩用地的政策漏洞」，指出旺角區居民只享有人均 0.6 平方米的公共空間，遠低於《香港規劃標準與準則》訂立的 2 平方米標準。為求提高服務質素及進一步改善會堂環境，在 2020–2021 年疫情經濟不景期間，亦花費一點一滴所累積的善款（約七百萬港幣，未計及不同專業範疇的專業服務）用作內部裝修，目的是為區內基層家庭及弱勢社群提供更大的可用公共空間。由此可見，天泉堂為區內基層人士及街坊謀求福祉，致力滿足民生需求、改善身心靈健康，從而提升生活質素。天泉堂不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力、正能量、繼續發熱發光，天泉堂對社區出錢出力且貢獻意義重大。

隨著市建局公布重建計劃，天泉堂面臨迫遷，這將中斷數十年來與地區合作夥伴及護老院辛苦建立的良好合作關係。隨著各種身心社靈的活動中止，信徒、長者、基層人士等弱勢社群的生活將缺乏寄托，實質精神及心理健康上的支援，可預視將影響受惠服務對象的日常生活及其精神狀況，阻礙融入社會。

就以往經驗而言，新選址需要符合特定條件，包括：（一）設在旺角區才能有效提供地區服務；（二）至少要有目前同等面積約 670 平方米，以容納現時及將來的服務對象；及（三）設有地下層、無障礙設施及門外設有汽車上落客位置，以服務本會主要服務對象的長者及行動不便人士。市建局需要明白天泉堂作為非牟利機構，營運資金有限且緊絀。即使得到市建局的賠償金，天泉堂想要在花墟社區一帶物色可負擔而符合特定選址條件的物業作重置教會會堂是相當困難。

根據天泉堂經驗，於新選址重新建立現有規模的地區合作夥伴及社區受惠網絡，保守估計至少需要 10–15 年時間，期間將嚴重影響目前受惠服務對象的日常生活及精神狀況。這對本堂作為提供地區基層服務而言，不但嚴重影響天泉堂擴展社區服務領域的長遠目標，甚或倒退現有服務領域。總括而言，天泉堂不應只被視為一般教會運作宗教活動，更應被視為政府就服務當區方面的必要設施，因此任何搬遷到鄰近地點的處理方案是不可行的。

為避免有關服務斷裂，現要求市建局於洗衣街 / 花墟道發展計劃 (YTM-013) 範圍內提供合適的物業予天泉堂作重置，讓其於花墟社區一帶的宗教活動及社區服務得以長期延續，符合各方的期望，延續區內的人情味與社區根基，謝謝。



中國基督教播道會天泉堂

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中國基督教播道會天泉堂

聯絡人：羅銘諾（天泉堂執事會主席）

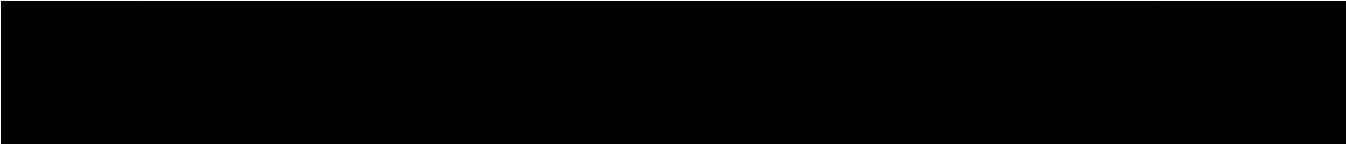
聯絡電話：

聯絡電郵：



二零二四年十月十三日

P.S. 附上本堂會友簽署名表



姓名	簽名	姓名	簽名
葉子芳芝		許平	
吳碧霞	吳碧霞	李雪英	李雪英
董玉珍		黎潔芬	黎潔芬
林海源		村昭邦	村昭邦
楊國榮		羅文玲	
林杰舜		盧偉兒	
邱炯玲		陳以誠	
鍾煥玉		李倫培	
羅啟康		葉冠恩	yip Koon Yuen
何潔剛	何潔剛	陳依文	
曾慧雯		鍾啟文	
曾惠芬		王德民	
蔡惠村	蔡惠村	黃恩偉	Wong Yan Wai
盧志立	盧志立	何穎傑	
歐惠芳		鍾碧珊	
黃炳華	黃	郭麗貞	Helen Ng
謝澤華	謝澤華	蕭麗貞	
陸少芬	陸少芬	張少冰	Cheng Siu Bing
陳碧如		陳穎兒	
陳薇珊		楊妙思	
黃恩求		蘇君焯	

Attachment 4

Supporting Letters from Political and Community Leaders

城規會主席：何珮玲女士, J.P., 發展局常任秘書長 (規劃及地政)

何女士：

我謹代表社區關懷與發展地區關心者，全力推薦位於旺角洗衣街 225-227 號中國基督教播道會天泉堂教會 (下列簡稱天泉堂) 在太子花墟區內提供優質而長期的社區關懷服務。

天泉堂教會在上述地區服務已達 86 年，是一所歷史悠久且根基深厚的堂會。多年來，他們持續關懷區內弱勢社群的需要，其中包括：

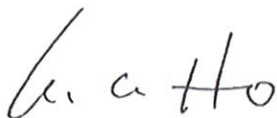
1. 定期探訪照顧花墟區內的長者(包括唐樓及私營安老院)、清潔工友及街坊鄰里，提供各種實質及精神心理健康上的支援。
2. 與社會服務機構有緊密合作(其中包括：楊震社會服務處、旺角街坊會九龍總商會、工業福音團契等)，關注單親家庭、劏房戶等弱勢群體的需求，教會透過提供食物、日用品物資捐贈，以及舉辦各種身心社靈的活動，改善他們的生活質素。
3. 積極參與「教會關懷貧窮網絡」，每年協辦舉辦「PeaceBox 平安盒祝福行動」，向區內有需要的街坊派發生活物資。
4. 開放堂會地下禮堂及 2 樓，讓區內的街坊及清潔工友，有休息及用餐的社區客廳空間。

天泉堂教會在過去近一個世紀中，早已融入花墟社區，成為區內不可或缺的重要支援支柱。教會植根的社區關懷工作，不僅提供實質援助，更傳遞了基督教的愛與關懷精神，對於維繫社區凝聚力，舒緩照顧者壓力、關心精神健康作出了卓越的貢獻。

鑑於上述貢獻，我衷心希望 中國基督教播道會天泉堂教會能夠在花墟區的重建規劃中被適當地保留和安置，讓他們能夠繼續自己熟悉的地方，延續多年來的社區服務。這不僅符合居民的期望，也能延續區內的人情味與社區根基。

懇請 貴局在制定重建方案時，深切考慮天泉堂教會的需求及其在社區中的獨特重要地位，以確保他們能夠平穩過渡，繼續為花墟街坊服務。

謹祝安康



何建宗教授 (Prof. Ho Kin-chung · BBS · JP)

2024 年 7 月 15 日

C.C. 市建局

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人 羅春明，油尖旺北分區委員會委員，得知天泉堂在花墟區已有 86 年歷史，她不僅傳遞基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。天泉堂服務社區的宗旨：是透過舉辦不同類型的活動，去幫助弱勢社群以正向思維面對生活上的種種困難，學習愛鄰舍、守護家庭、香港及祖國的取向，令社區展現和諧、團結又充滿動力，因此天泉堂於花墟區俱有不容忽略的角色。現受市建局重建計劃影響而遭遇迫遷，引致當區現正受惠的弱勢社群長期以來所接受的各種社區服務及各項身心靈健康要停止；即使得到市建局的賠償金，天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供天泉堂長期使用，讓其於花墟的社區關懷服務，得以延續。

天泉堂於 1937 年已於太子建堂，是中國基督教播道會的首間堂會，早已植根花墟區，成為區內不可或缺的重要社區支援支柱。天泉堂積極推動社區關懷服務之外，更為數以千計的虔誠信徒提供地方進行週末崇拜及團契，並與不同服務機構成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。為了花墟區居民的福祉，現懇請安排天泉堂在重建花墟計劃內，獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

簽署： Law Chun Ming

中文姓名： 羅春明

機構名稱： 油尖旺北分區

身份證號碼： XXXXXXXXXX

日期： 1-10-2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）
市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

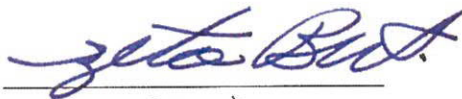
本人 為香港理工學大學校友會前會長、建造業議會學員會創會會長/榮譽會長、聖約翰救傷隊港島區聯隊會長/名譽顧問、香港青少年軍團永遠榮譽總司令，得知中國基督教播道會天泉堂（「天泉堂」）在太子花墟區已接近 87 年，現因市建局重建計劃而遭受迫遷，這計劃令花墟區內的弱勢社群的福祉受到嚴重影響，包括：失去恒常身心靈的宗教支援活動、失去實質援助，如：免費基層工友午飯、供休憩的共享空間場所、節期性晚餐會及物資送贈等等。天泉堂與花墟區內的街坊、花檔/商戶的員工及店主、以及弱勢社群的關係緊密，不單是他們的好鄰舍，同時亦積極提升他們的身心靈需要。天泉堂定期舉辦：伸展班、花藝班、烘培班、個人成長班及嘉年華等等，讓他們面對經濟下滑時，生活壓力得到紓緩。天泉堂為數以千計的信徒提供地方進行崇拜及團契，並與社會服務機構合作成為夥伴，目的只為區內人士謀求福祉。合作夥伴，包括：創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油踐入心(香港)慈善有限公司、循道衛理楊震社會服務處-旺角綜合家庭服務中心、香港灣仔獅子會、醫療關懷有限公司，播道醫院、以及中國基督教播道會社會服務總辦事處等。天泉堂期望繼續聯同夥伴機構為區內人士送上愛心，促進社區的動力及正能量。本人認為天泉堂即使得到市建局賠償金，但在同區內物色可負擔而又合符選址條件的物業，是無可能的事。為了讓天泉堂於花墟區進行的社區關懷服務得以延續，懇請安排天泉堂在重建花墟區計劃內，獲得市建局提供合適的物業供長期使用。

本人 我 反對市建局在花墟區重建計劃。

本人 我 支持天泉堂繼續在花墟區延續社區關懷服務。

特函奉達，敬希垂注！

簽署：



中文姓名：

司徒拔

身份證號碼：

[REDACTED]

日期：

5 OCT. 2024

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政），市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人郭必錚自1978年開始成為播道會會友（中國基督教播道會觀塘福音堂）；本人亦自1980年4月1日起至2024年3月31日連續44年接受政府委任加入政府諮詢架構，期間亦透過議會民選途徑擔任市政局議員及區議員服務社區及香港社會。

本人的友會 中國基督教播道會天泉堂（「天泉堂」）已在旺角區有超過80年歷史，本人近日得悉友會受市建局重建計劃影響而遭遇迫遷，這不但影響當區基層家庭及弱勢社群長期以來所接受的各種社區服務及各項身心靈健康；再者即使得到市建局的賠償金，「天泉堂」要於同區內物色可負擔而符合選址條件的物業亦需面對重重困境。為了讓長久以來於花墟進行的恒常身心靈宗教支援活動及社會服務得以延續，符合各方的期望，讓區內的人情味及與社區連結得以延續。現懇請安排「天泉堂」在重建花墟計劃內獲市建局提供合適的物業供「天泉堂」長期使用，讓其於花墟的社區服務，得以延續。

「天泉堂」於1937年於太子道建立首間教會會堂，早已融入花墟社區，成為區內不可或缺的重要社區支援支柱。「天泉堂」至今植根於花墟已有超過80年歷史，積極推動社區關懷服務工作，不僅傳遞了基督教的愛與關懷精神，更提供實質援助，對於維繫社區凝聚力、舒緩照顧者壓力、關心精神健康作出貢獻。「天泉堂」不但為約以千記的虔誠信徒提供地方進行週末崇拜及團契，更積極推動與不同社會服務機構及地區成為合作夥伴，包括：循道衛理楊震社會服務處-旺角綜合家庭服務中心、創立(香港)有限公司、嗎哪膳工、教會關懷貧窮網絡、油蔴入心(香港)慈善有限公司、香港灣仔獅子會、播道醫院、中國基督教播道會社會服務總辦事處及醫療關懷有限公司等。「天泉堂」殷切期望繼續聯同夥伴團體為當區基層家庭及弱勢社群送上愛心，令社區充滿動力、正能量。

本人 我 支持天泉堂繼續在這社區出錢出力延續服務。

特函奉達，敬希垂注！

郭必錚

郭必錚 MH

身份證

日期： 2024年10月3日

Attachment 5

Supporting Letters from Social Welfare Organisations and Local Partners



創立(香港)有限公司
CHONG LAP (H.K.) CO. LTD.

敬啟者:

創立(香港)有限公司於 2023 年起與天泉堂合作，為在花墟垃圾站清潔工友提供免費熱飯，期望以關愛為本傳遞生活正能量。當中受惠的工友每年多達 420 人。(每月一次每次 35 人)

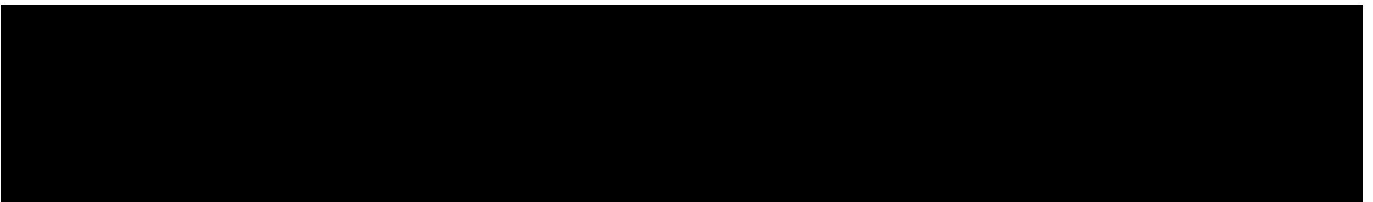
天泉堂推動不同機構參與服務及照顧花墟社區內的長者街坊及基層人士的需要，積極為區內基層人士及街坊謀求福祉，不離不棄的無償付出彰顯無私的真正意義，令社區充滿動力及正能量，實是花墟社區的祝福。創立(香港)有限公司將繼續與天泉堂攜手合作為有需要人士盡一分力，祝願天泉堂未來一切順利，為社區繼續發熱發光。

李立中

執行董事

創立(香港)有限公司

2024 年 7 月 11 日





循道衛理楊震社會服務處
YANG MEMORIAL METHODIST SOCIAL SERVICE

旺角綜合家庭服務中心
Mongkok Integrated Family Service Centre

敬啟者：

本中心自 2022 年起，與天泉堂合作，合作服務包括單親婦女小組、「童本空間改造王」計劃、「『照住你』照顧者家庭生活平台」計劃、「Oh My 肝！護肝健康」計劃，致力透過提供小組活動、身體檢查、照顧支援等，為油尖旺的街坊提供身心靈照顧和發展，服務對象包括區內單親婦女、育有幼兒的劏房家庭、家庭照顧者，以及一般區內居民。

本中心為旺角及大角咀居民提供預防、支援及補救服務，以「兒童為重、家庭為本、社區為基礎」的服務路向，採取多元化的工作手法及運用社區資源，促使家庭發揮內在的能力，鞏固家庭關係和凝聚力，並協助個人或家庭有效地預防和應付各種問題和挑戰。

天泉堂致力為旺角區街坊服務，照顧區內婦女及基層家庭的需要，推動街坊於身心社靈多方成長。天泉堂的服務心志與本中心服務路向不謀而合，因此自 2022 年起合作至今，並仍繼續計劃下半年的合作服務。

祝願天泉堂繼續為社區發揮基督精神，為居民作鹽作光。

家庭服務部
部門主管



馮杏蓮

2024 年 8 月 31 日

致：

城市規劃委員會（城規會）主席：何珮玲女士, J.P., 發展局常任秘書長（規劃及地政）

市區重建局洗衣街 / 花墟道發展計劃草圖編號 S/K3/URA5/1（重建計劃）

本人得知播道會天泉堂已在旺角區有 86 年，積極推動社區關懷工作，提供實質援助，對於維繫社區凝聚力作出極大貢獻。播道會天泉堂服務社區的宗旨：是透過舉辦不同類型的活動去幫助弱勢社群，學習以正向思維面對生活上的挑戰，學習以守護鄰舍、香港及祖國的價值向，達致整個社區被營造出和諧團結的氛圍。播道會天泉堂於此區有不容忽略的角色及身份。現因市建局重建計劃要遷離此區，引致現正受惠的群體將會受到嚴重的影響；即使得到市建局的賠償金，播道會天泉堂要於同區內物色可以負擔又符合選址條件的物業是十分艱難的。

為了本區居民的福祉，現懇請安排播道會天泉堂在重建花墟計劃內獲市建局提供合適的物業供長期使用。

本人 我 支持天泉堂繼續在花墟區繼續提供服務。

特函奉達，敬希垂注！

簽署：_____

中文姓名：_____ 廖廣澤

機構名稱：_____ 油蔴地入心

身份證號碼：_____

日期：_____ 2/10/2024