

**APPLICATION FOR PERMISSION
 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
 PROPOSED 'RELIGIOUS INSTITUTION'
 AT 3/F, XING HUA CENTRE, 433 SHANGHAI STREET, KOWLOON
 (PLANNING APPLICATION NO. A/K2/224- FURTHER INFORMATION 1)**

Comments	Response(s)
<p><u>Planning Department</u> received on 30 January 2026 (Contact: Ms. Ivy Fok Tel: 2417 6652)</p>	
<p>1. Plan to show the main lobby entrance and the separate lift entrance on the ground floor (G/F).</p>	<p>Please find the approved GBP dated 16 January 1992 indicating the main lobby entrance and the separate lift entrance on G/F in Attachment I.</p>
<p>2. A preliminary layout plan illustrating the arrangement of the assembly hall, office, function rooms and ancillary activity room, as mentioned in para 4.1 of the Supplementary Planning Statement (SPS) at the application Premises.</p>	<p>Please find the indicative layout plan for the proposed Church in Attachment II.</p>
<p>3. More details regarding the background of the religious establishment, including the history and mission of the church organisation, as well as the demand/neighborhood needs stated in paragraph 4.4 of the SPS, specifically stating the target group(s) of the local community, if any.</p>	<p>Please refer to the details below regarding the background of the Church: The Church was established in Hong Kong in May 1956 and has been located for a long period in various buildings in Yau Ma Tei and Mong Kok, such as Sun Hing Building (新興大廈) at 603-609A Nathan Road, Win Century Centre (琪恆中心) at 2A Mong Kok Road and Wofoo Commercial Building (和富商業大廈) at 576 Nathan Road.</p>

Comments	Response(s)
	<p>The Church's mission, among others, was to propagate and disseminate the Gospel of the Holy Bible to Hong Kong residents, the Yau Mai Tei and Mong Kok residents in particular. It has addressed the demand/ neighbourhood needs in the community of Yau Ma Tei and Mong Kong ("the Community"), such as –</p> <ul style="list-style-type: none"> a) Visiting, caring and preaching regularly to – <ul style="list-style-type: none"> i) the patients of Kwong Wah Hospital, ii) the elders living in Eternal Elderly Home (恆愛敬老之家) at 9 Temple Street and the elders in Sum Yat Elderly Home (芯逸居 - 護老院) at 739 Nathan Road, and iii) the residents living in the Community; b) providing free study place and support to students of the Community; and c) collaborating with Yau Ma Tei Neighbourhood Centre (Ladder Mission)(油麻地睦鄰中心 (天梯使團)) to care the elders of the Community; etc.
<p>4. The proposed operation hours during weekdays at the application Premises.</p>	<p>The proposed Church will be open between 10am and 9pm during weekdays.</p>
<p>5. Elaborate on the access arrangement on the G/F to the application Premises. This should include details regarding the access arrangement for the separate lift entrance, which is currently locked. Additionally, please confirm any anticipated nuisance or interface issues with other tenants on the other floors</p>	<p>The Applicant confirms that the separate lift is still operational; however, its entrance is temporarily locked due to the absence of active tenants in the subject premises. Upon the approval of this application and the Church's move into this premises, access will be available through both the reopened separate lift and the common lifts on the ground floor.</p>

Comments	Response(s)
<p>of the subject building, along with any proposed mitigation measures if applicable.</p>	<p>The Applicant confirms that the proposed Church use is non-polluting in nature and will not cause any noise nuisance or interface issues for other occupants in the building. Therefore, no mitigation measures are necessary. Moreover, appropriate fire safety installations and other relevant measures will be implemented to the satisfaction of the applicable government departments.</p>
<p>6. Size and the location of the 'sufficient waiting space within the Premises', as stated in para 4.6 of the SPS.</p>	<p>The proposed Church has a gross floor area (GFA) of about 307 m², accommodating a peak attendance of 110 individuals during Sunday worship services. The Level of Service (LOS) concept can be applied to assess the adequacy of waiting space within the Premises. The calculation of 307m²/110 results in approximately 2.79m²/person.</p>

Comments

Response(s)

LOS Standard Criteria for Queuing Area

LOS	Average Pedestrian Space (m ² /p)	Description
A	>1.2	Standing and free circulation through the queuing area is possible without disturbing others within the queue.
B	>0.9 – 1.2	Standing and partially restricted circulation to avoid disturbing others in the queue is possible.
C	>0.6 – 0.9	Standing and restricted circulation through the queue area by disturbing others in the queue is possible; this density is within the range of personal comfort.
D	>0.3 – 0.6	Standing without touching is possible; circulation is severely restricted within the queue and forward movement is only possible as a group; long-term waiting at this density is uncomfortable.
E	>0.2 – 0.3	Standing in physical contact with others is unavoidable; circulation in the queue is not possible; queuing can only be sustained for a short period without serious discomfort.
F	<0.2	Virtually all persons within the queue are standing in direct physical contact with others; this density is extremely uncomfortable; no movement is possible in the queue; there is potential for panic in large crowds at this density.

Source: Chapter 11 of Highways Capacity Manual 2000

According to the Level of Service (LOS) standard, LOS A is achieved where standing and free circulation within the area is possible without disturbing others in the queue. This outcome is considered satisfactory for maintaining a comfortable environment and providing sufficient waiting spaces within the subject premises. Additionally, the Church will assign volunteers to manage the flow of attendees and provide guidance.

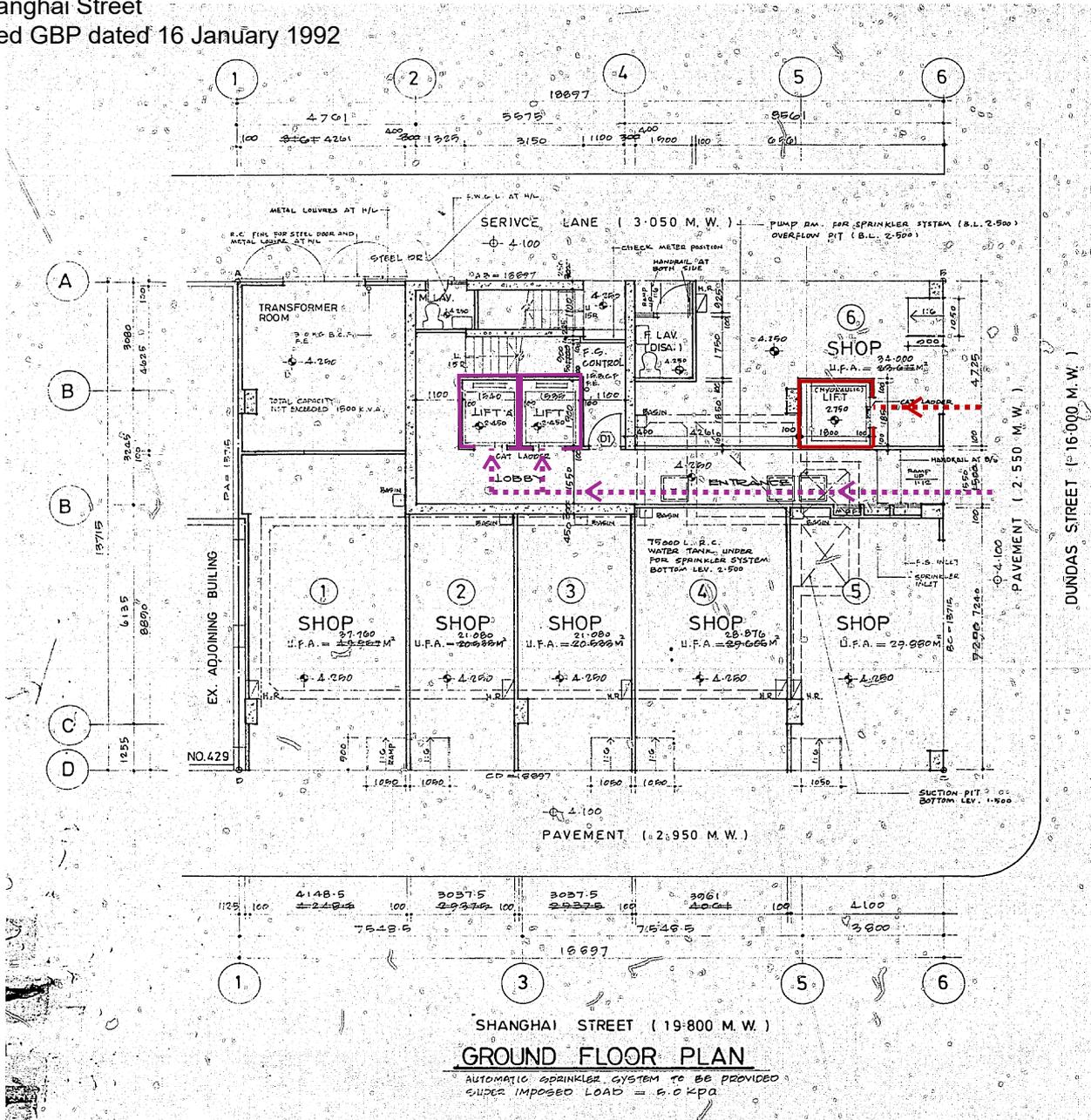
Comments	Response(s)
<p>7. Any consideration and proposed measures to fire safety impact to prevent potential hazards.</p>	<p>No adverse impacts related to fire safety are anticipated. Nevertheless, the Applicant is committed to ensuring compliance with all relevant building and fire regulations.</p>
<p><u>Transport Department</u> received on 9 February 2026 (Contact: Mr. Brandon Kong Tel: 2399 2509)</p>	
<p>Please be advised that we have the following comments on the captioned application from the traffic engineering perspectives:-</p> <p>(a) In accordance with the HKPSG, the internal parking facilities i.e. parking requirement and loading/ unloading requirements are different for the proposed usage “church” when compared to the original usage “residential”. As such, please request the application to provide the following:-</p> <p>(i) The required provision of both usages under HKPSG;</p> <p>(ii) The existing provision for the existing use;</p> <p>(iii) The proposed provision for the usage “church”; and</p> <p>(iv) the justification and the mitigation measures in the case of shortfall for the above provision, including but not limited to carrying out utilization surveys for the existing public car parking spaces/ kerbside loading and unloading area nearby, especially during church's usual gathering time.</p> <p>(b) As there is no existing parking space within the captioned site, the applicant should issue reminder/notice to all visitors</p>	<p>(a) According to Chapter 8 on ‘Internal Transport Facilities’ of HKPSG available in the public domain, the parking requirement for church use is up to 1 car parking space for every 16 seats or equivalent, along with one to two bays (9m x 3m) for small coaches to accommodate loading and unloading requirements. Nevertheless, in determining parking requirements within the range of the given standards, factors such as location, size of the church, and proximity to public transport should be taken into account.</p> <p>It should be noted that the proposed church will occupy the 3/F of the existing commercial building, which does not provide any internal transport facilities, including both parking and loading/unloading spaces. As no redevelopment of the commercial building is proposed, it is not feasible to introduce new parking or loading/unloading spaces. As stated in the Supporting Planning Statement, the church is easily accessible and well served by public transport, including various bus services, minibus services and the MTR Yau Ma Tei Station located approximately a 3-minute walk away. It is expected that most attendees will use public transport to reach the church. Reminders will also be issued to all attendees that public transport should be taken as far as possible.</p>

Comments	Response(s)									
<p>that no parking space is available within the building and public transport should be taken as far as possible.</p>	<p>Nonetheless, for your reference, a utilization survey was carried out on 14/02/2026 and 15/02/2026 in reference to the approved planning application no. A/K5/876 (see Attachment III) to indicate that sufficient parking spaces are available in the vicinity on Saturdays and Sundays to accommodate the potential demand generated by worship activities. For assessment purposes, a 300-meter radius from the application premises has been adopted as the assessment area. Langham Place Shopping Mall Car Park, Gala Place Car Park, The Sun Hing Building Parking Lot and Bright Moon (i.e. 16 Soy Street) fall within the assessment area (see Attachment IV: Location Plan). However, the Bright Moon and Sun Hing Building's carpark cannot be accessed for the survey purposes due to the only provision of valet services and the requirement to take carlift down to the parking area, which is prohibited by the staff respectively. The survey findings are summarized as follows (see Attachment IV):</p> <p>Langham Place Shopping Mall Car Park (only B4/F available)</p> <table border="1" data-bbox="1096 948 1883 1208"> <thead> <tr> <th></th> <th>Total Car Parking Space</th> <th>Vacant Carparking Space</th> </tr> </thead> <tbody> <tr> <td>Saturday (8:00am)</td> <td>250</td> <td>41</td> </tr> <tr> <td>Sunday (8:00am)</td> <td>250</td> <td>45</td> </tr> </tbody> </table>		Total Car Parking Space	Vacant Carparking Space	Saturday (8:00am)	250	41	Sunday (8:00am)	250	45
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	<p>Gala Place Car Park</p> <table border="1"> <thead> <tr> <th></th> <th>Total Car Parking Space</th> <th>Vacant Carparking Space</th> </tr> </thead> <tbody> <tr> <td>Saturday (8:00am)</td> <td>500</td> <td>200+</td> </tr> <tr> <td>Sunday (8:00am)</td> <td>500</td> <td>200+</td> </tr> </tbody> </table> <p>Based on the utilization survey, the nearby public car parks provide sufficient vacant parking spaces to meet the requirements stipulated in the HKPSG for church use. Accordingly, the proposed church is not expected to generate any shortfall in parking provision. The availability of adequate parking, combined with the high accessibility of the site via public transport, ensures that the operation of the church will not impose significant traffic stress on the existing transport system, particularly during peak worship periods on Saturdays and Sundays.</p> <p>The proposed loading and unloading arrangements for the church are in full compliance with the standards set out in the HKPSG. Given that the provision meets the required specifications, no additional mitigation measures are considered necessary.</p> <p>(b) Noted and will issue reminder to the church attendees accordingly.</p>		Total Car Parking Space	Vacant Carparking Space	Saturday (8:00am)	500	200+	Sunday (8:00am)	500	200+
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Attachment I

**Approved GBP dated 16 January
1992 indicating the main lobby
entrance and the separate lift
entrance on G/F**



Legend

- ▬▬▬ Access flow from the building entrance to the common lifts
- ▬▬▬ Access flow from the building entrance to the separate lift
- Common Lifts entrance serving all floors
- Separate Lift entrance serving G/F to 3/F

Attachment II

Indicative layout plan

Attachment III

**Reference Utilization Survey for
Planning Application No. A/K5/876**

20/09/2025 (Sat) 8:00 a.m.

Wing Cheong Estate Carpark Vacant Carparking Space: 3



21/09/2025 (Sun) 8:00 a.m.

Wing Cheong Estate Carpark Vacant Carparking Space: 4



Tung Chau Street Carpark

Vacant Carparking Space: 15



Tung Chau Street Carpark

Vacant Carparking Space: 7



DRAWING TITLE:
Parking Provision Supplementary Information

DRAWING NUMBER:
Attachment 2

SCALE:
N.T.S

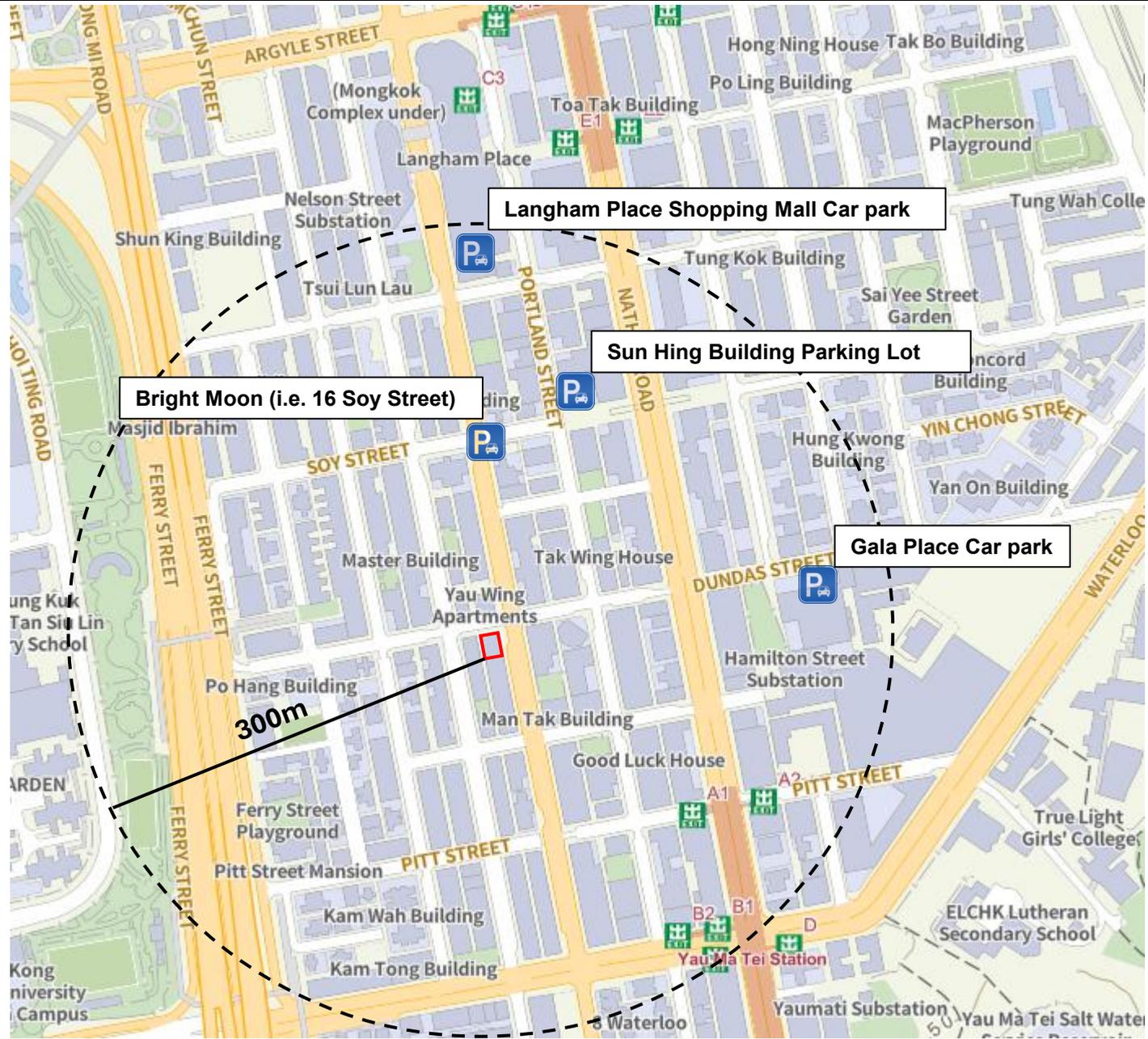
DATE:
September 2025

PREPARED BY:



Attachment IV

**Utilization Survey for the Subject
Planning Application**



Drawing Title: Surrounding Carpark Location Plan
For illustration purposes only
N.T.S

Legend:

-  Application Premises
-  Car Park
-  Radius of 300m Distance

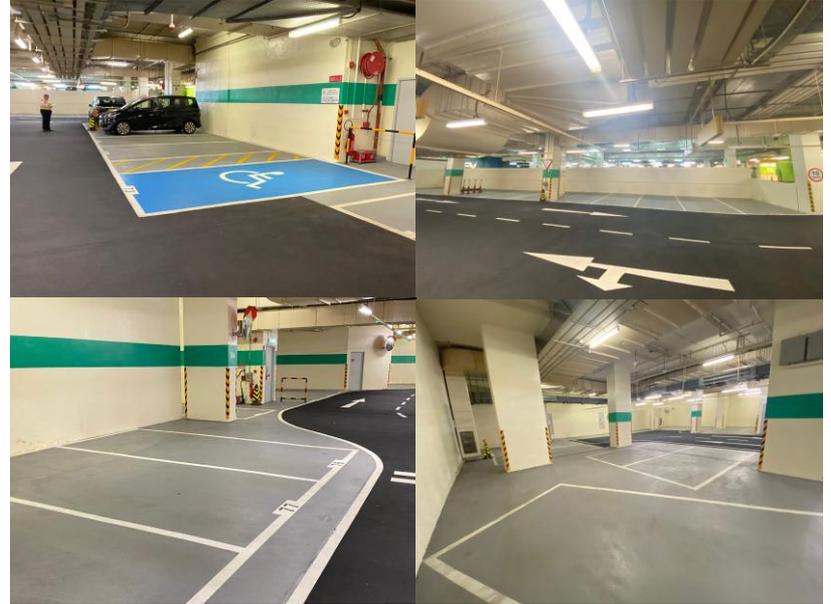
Langham Place Shopping Mall Carpark (B4/F)

14/02/2026 (Sat) 8:00am Vacant Spaces: 41



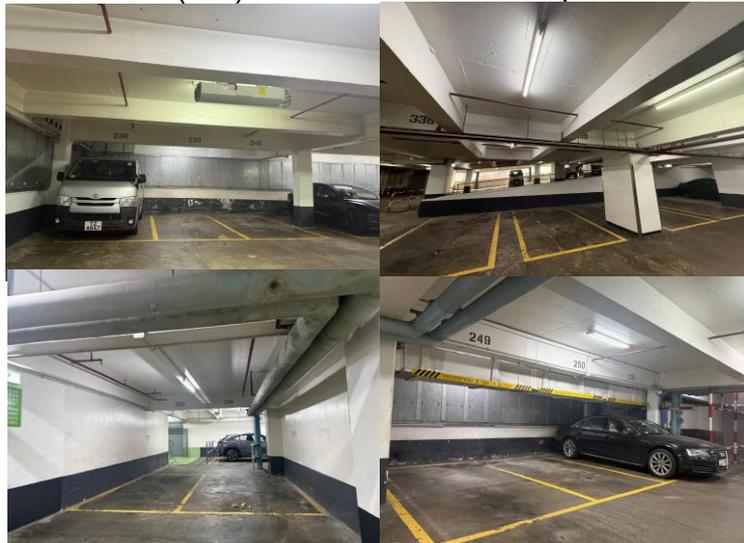
Langham Place Shopping Mall Carpark (B4/F)

15/02/2026 (Sun) 8:00am Vacant Spaces: 45



Gala Place Carpark

14/02/2026 (Sat) 8:00am Vacant Spaces: 200+



Gala Place Carpark

15/02/2026 (Sun) 8:00am Vacant Spaces: 200+

