

**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
ON APPROVED YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/26

SUPPORTING PLANNING STATEMENT

DECEMBER 2025**

Executive Summary

This planning application is submitted to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance to seek planning permission for the proposed ‘Religious Institution’ use (“the Proposed Use”) at 3/F, Xing Hua Centre, 433 Shanghai Street, Kowloon (“the Premises”).

The Premises falls within an area zoned “Residential (Group A)” (“R(A)”) on the approved Yau Ma Tei Outline Zoning Plan No. S/K2/26 (“the OZP”). According to the Notes of the OZP for the “R(A)” zone, ‘Religious Institution’ use is a Column 2 use which requires planning permission from TPB.

The Premises has a total gross floor area (“GFA”) of about 307m² and is currently vacant. The Application does not involve any change of the development parameters of the subject building, i.e., plot ratio (“PR”), total GFA and building height (“BH”).

The Proposed Use is justified for the following main reasons:

- a) The Application aligns with the planning intention of “R(A)” zone;
- b) The Proposed Use is compatible with the other uses of the subject building, including other commercial uses in the lower floors and the office use in the upper floors, as well as the surrounding area, which is predominantly residential in nature with retail shops and restaurants on the ground floors of the residential buildings;
- c) The Proposed Use will address the demand for religious establishments in the surrounding area and fulfill the neighborhood's need for both spiritual guidance and community well-being;
- d) There are similar applications for ‘Religious Institution’ use within “R(A)” zone on the same OZP as well as the wider Hong Kong Planning Territory. Therefore, the approval of this application will not set an undesirable precedent; and
- e) The Proposed Use has dedicated lift access and will not pose adverse traffic nor environmental impacts on the occupants of the subject building and surrounding areas.

In view of the above, and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB’s favorable consideration to approve the Application.

行政摘要

是次規劃申請(「是次申請」)根據《城市規劃條例》第 16 條向城市規劃委員會(「城規會」)申請規劃許可，准許在九龍上海街 433 號興華中心 3 樓(「申請地點」)作「宗教機構」用途(「擬議用途」)。

申請地點位於《油麻地分區計劃大綱核准圖編號 S/K2/26》(「分區計劃大綱圖」)被劃為「住宅(甲類)」地帶。根據「住宅(甲類)」地帶內的註釋，「宗教機構」為第二欄用途，須先向城規會申請。

申請地點的總樓面面積約 307 平方米，目前處於空置狀態。該申請不涉及對建築物的主要發展參數有任何更改，即地積比率、總樓面面積和建築高度。

擬議用途有以下主要理由支持：

- 該申請符合「住宅(甲類)」地帶的規劃意向；
- 擬議用途與該建築物的其他用途相兼容，包括底層的其他商業用途和樓上的辦公室用途，以及周邊地區。該地區主要為住宅區，住宅底層有零售商店和餐館；
- 擬議用途將滿足周邊地區對宗教場所的需求，並滿足該區對精神指導和社區關懷的需求；
- 位於同一分區計劃大綱圖內的「住宅(甲類)」地帶，且在更廣泛的香港規劃區域，已有類似「宗教機構」用途的申請。因此，批准該申請不會開創不良先例；
- 申請地點設有專用電梯，不會對該建築物的其他用戶及周邊地區造成不利的交通或環境影響。

基於上述情況，以及規劃綱領內的詳細規劃理據，申請人懇請城規會給予考慮批准是次規劃申請。

註: 內容如有差異，應以英文版本為準。

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1. Introduction

1.1 Background

Hong Kong Truth Church Limited (“the Church”) applies to the Town Planning Board (“TPB”) to seek planning permission for proposed ‘Religious Institution’ use (“the Proposed Use”) at 3/F, Xing Hua Centre, 433 Shanghai Street, Kowloon (“the Premises”) (refer to **Figures 1** and **2**). The Church which established in 1956 is currently located on the 8/F of Wo Foo Commercial Building, 576 Nathan Road, Yau Ma Tei, intends to relocate to the subject Premises.

The Premises falls within an area zoned “Residential (Group A)” (“R(A)”) on the approved Yau Ma Tei Outline Zoning Plan (“the OZP”) No. S/K2/26. According to the Notes of the OZP for the “R(A)” zone, ‘Religious Institution’ use is a Column 2 use which requires planning permission from TPB.



Figure 1. Location Plan

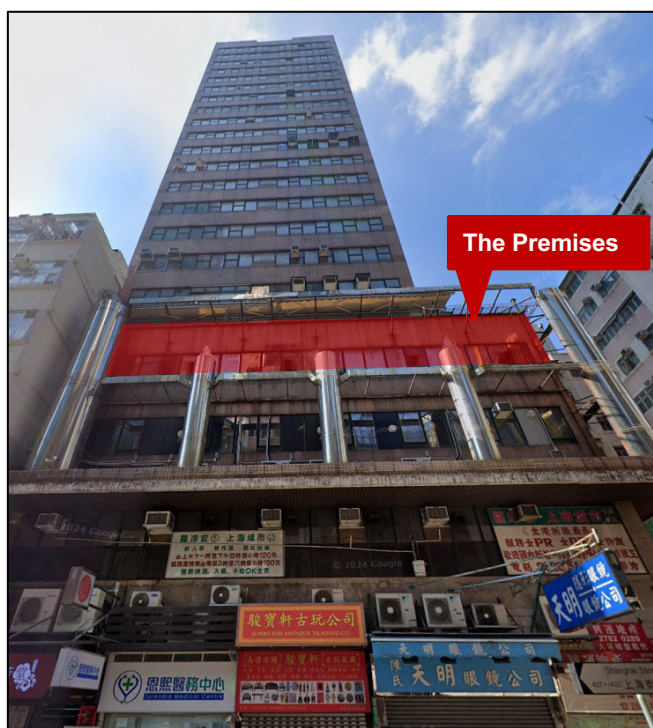


Figure 2. Site Photo of the Premises

1.2 Statement Structure

This Supporting Planning Statement comprises of six sections. Following the introduction, descriptions on the Premises and its surrounding context will be discussed in **Section 2**. The relevant planning context will be set out in **Section 3**, which is to be followed by details of the Proposed Use and justifications as presented in **Sections 4 and 5** respectively. The Supporting Planning Statement will be concluded in **Section 6**. The following documents are attached along with the Statement in supporting this Application.

- Extracts of Approved General Building Plans dated 1992 (**Appendix I**)

2. The Premises and its Surroundings

2.1 The Premises

The Premises has a gross floor area (“GFA”) of approximately 307 m², is on the 3rd floor of the 22-storey commercial building, namely Xing Hua Centre and is currently vacant.

2.2 Land Status

The Premises is registered in the Land Registry as Kowloon Inland Lot (“KIL”) No. 7745, 7744, 7743, and 7291 (“the Lots”) (refer to **Figure 3**). These lots are held under the Government Lease of KIL No. 7745, 7744, 7743, and 7291 (hereinafter referred to as “the Land Grant”), for a term of 150 years commencing on 25 December 1887. According to the Land Grant, the Lots shall not be used for any factory buildings or industrial purposes and are subject to an offensive trade clause.

The Proposed Use is permitted under the Land Grant. Application to Lands Department will not be necessary.



Figure 3. Lot Index Plan

2.3 Surrounding Environment

The surrounding areas of the Premises have the following characteristics:

- Surrounded by residential buildings with retail shops and restaurants at the ground floor;
- To the immediate northeast and southeast are other commercial buildings namely Tung Chun Commercial Centre and Multifield Centre respectively, which are also within “R(A)” zone;
- Proximity to other commercial buildings such as Omega Plaza, Wai Wah Commercial Building, Commerce Tower, which are also within “R(A)” zone;
- To the southwest is the Reclamation Street Sitting-out Area; and
- To the southeast, across Shanghai Street, is the Shanghai Street / Dundas Street Sitting-out Area, with the Hamilton Street Rest Garden located further southeast.

2.4 Accessibility

The Premises is well served by several types of public transport services including mass transit railway (“MTR”), franchised buses and minibuses. The MTR Yau Ma Tei Station is approximately a 3-minute walk away from the subject building.

3. Policy Background and Planning Context

3.1 Planning Intention

The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

3.2 Statutory Planning Control

According to the Notes for the “R(A)”, ‘Religious Institution’ is a Column 2 use, which requires planning permission from TPB. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights of 115mPD and plot ratio in excess of 8.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the height and plot ratio of the existing building, whichever is the greater.

3.3 Previous Application

Application No. A/K2/137 for a tutorial school on 6/F of the subject building was approved by the TPB on 18 May 2001.

3.4 Similar Applications

There is one similar application (A/K2/214) for ‘Religious Institution’ within “R(A)” zone under the same OZP. Application No. A/K2/214 was approved with conditions on 21 August 2015 and revoked on 21 February 2017 due to incompliance with approval condition (a) in relation to the submission and implementation of fire service installations and water supplies for fire fighting.

In addition, there are 11 similar applications for ‘Religious Institution’ within ‘R(A)’ zone across the wider Hong Kong Planning Territory between 2020 to 2025, including Kowloon District, Hong Kong Island District, Sai Kung & Islands District, particularly Tseung Kwan O, Yuen Long District and Fanling and Sheung Shui District.

The above applications were all approved with conditions based on key grounds: The proposed use is considered not in conflict with the planning intention of the “R(A)” zone. The proposed use was considered not incompatible with other existing uses in the subject composite building as well as the surrounding developments which are predominantly residential developments with commercial uses on the lower floors. The relevant Government departments have no adverse comments on the application.

Application No.	OZP area	Applied Use	Date of Decision
A/K2/214	Yau Ma Tei	Religious Institution	21/08/2015; revoked on 21/02/2017
A/K5/818	Cheung Sha Wan	Religious Institution (Church)	04/09/2020
A/K5/830	Cheung Sha Wan	Religious Institution (Church)	25/06/2021
A/K5/876	Cheung Sha Wan	Religious Institution (Church)	10/10/2025
A/H8/440	North Point	Proposed Religious Institution	05/04/2024
A/H9/82	Shau Kei Wan	Religious Institution	18/12/2020
A/H15/287	Aberdeen & Ap Lei Chau	Religious Institution (Church)	04/10/2024
A/TKO/124	Tseung Kwan O	Religious Institution (Church)	24/09/2021
A/TKO/130	Tseung Kwan O	Religious Institution (Church)	08/11/2024
A/YL/297	Yuen Long	Proposed Religious Institution with Ancillary Shop and	23/12/2022

		Services, Eating Place and Office	
A/YL/320	Yuen Long	Proposed Religious Institution with Ancillary Shop and Services, Eating Place and Office	02/08/2024
A/FSS/302	Fanling/Sheung Shui	Religious Institution (Church)	21/11/2025

Figure 4: Table of similar applications across the wider Hong Kong Planning Territory

4. The Proposed Use

4.1 Details of 'Religious Institution' Use

Internal works will be carried out at the Premises to facilitate the Proposed Use. Facilities such as assembly hall, offices, function rooms and ancillary activity rooms would be installed to support various religious activities. No changes to the development parameters, including plot ratio, total Gross floor Area, or Building Height of the subject building are involved.

According to the Applicant, the Premises will have an assembly hall and ancillary facilities (including office and multi-function room) to support various religious activities. Assemblies will be held on Saturdays and Sundays respectively from 6:00pm to 8:30pm and 8:15am to 1:30pm with an average of about 25 to 110 participants at a time, while other religious group activities and community services to support the neighbourhood will be held before 9:00pm during weekdays with about 20 to 40 participants at a time.

4.2 In Line with the Planning Intention

The planning intention of "R(A)" zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The Proposed Use situating on the lower floors aligns with the planning intention of the "R(A)" zone.

4.3 Compatibility With the Surrounding Context

The Proposed Use is considered not incompatible with other uses of the subject building, including other commercial uses in the lower floors and the office use in the upper floors. Besides, the Proposed Use is considered not incompatible with the surrounding area, which is predominantly residential in nature with retail shops and restaurants on the ground floors of the residential buildings.

4.4 Demand for Religious Establishment

The Applicant intends to relocate, and the Proposed Use will address the demand for religious establishments in the surrounding area. As part of its mission, the Applicant will also offer community care services to nearby residents as needed. This Proposed Use aims to fulfill the neighborhood's need for both spiritual guidance and community well-being.

4.5 Similar Applications

As mentioned in **Section 3.4**, there was a similar application (A/K2/214) for 'Religious Institution' use within the "R(A)" zone under the same OZP, which was approved with conditions on 21 August 2015. Moreover, 11 other similar applications have been approved in the wider Hong Kong Planning Territory, sharing comparable planning circumstances (see **Figure 4**). Approval

of the current application will not set an undesirable precedent for similar applications under the same OZP in the future.

4.6 No Adverse Impacts

Traffic Aspects

The Premises is easily accessible and well served by public transport, including various bus services, minibus services, and the MTR Yau Ma Tei Station. It is expected that most attendees will use public transport to reach the Premises. The Proposed Use is small in scale, and the demand for car parking spaces and loading/unloading facilities is very low. There are public car parks in the commercial developments in the surrounding area, e.g., Langham Place Shopping Mall, as well as on-street metered parking spaces on Hamilton Street, Portland Street, and Changsha Street. The Proposed Use is not likely to cause any adverse traffic impact in the surrounding area.

Participants will arrive and leave the Proposed church in a staggered manner, and sufficient waiting spaces will be provided within the Premises, thus preventing any overflow of pedestrians onto the lobby of the subject building and the public footpath of Shanghai Street. Furthermore, the Premises could be accessible by the common lift serving all floors and / or the separate lift serving only the G/F to 3/F of the subject building.

Environmental Aspects

The Proposed Use is non-polluting in nature and will not cause any noise nuisance or interface issues for other occupants in the building.

Furthermore, appropriate fire safety installations will be implemented to the satisfaction of the relevant Government departments.

5. Conclusion

This Application is submitted to seek TPB's permission for the Proposed Use at the Premises. Favorable consideration by TPB is sought based on the following grounds: -

- a) The Application aligns with the planning intention of "R(A)" zone;
- b) The Proposed Use is compatible with the other uses of the subject building, including other commercial uses in the lower floors and the office use in the upper floors, as well as the surrounding area, which is predominantly residential in nature with retail shops and restaurants on the ground floors of the residential buildings;
- c) The Proposed Use will address the demand for religious establishments in the surrounding area and fulfill the neighborhood's need for both spiritual guidance and community well-being;
- d) There are similar applications for 'Religious Institution' use within "R(A)" zone on the same OZP as well as the wider Hong Kong Planning Territory. Therefore, the approval of this application will not set an undesirable precedent; and

- e) The Proposed Use has dedicated lift access and will not pose adverse traffic nor environmental impacts on the occupants of the subject building and surrounding areas.

In view of the above, we sincerely request TPB to give favorable consideration to this Application.

6. Appendix

Appendix I

Extracts of Approved General Building Plans dated 1992