

2026年 1月 8日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026-01-08.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502991 2025.12.30 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K2/224
	Date Received 收到日期	2026-01-08

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Hong Kong Truth Church Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Knight Frank Petty Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	3/F, Xing Hua Centre, 433 Shanghai Street, Kowloon
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 307 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yau Ma Tei Outline Zoning Plan No. S/K2/26
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at29/12/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	whole of 3/F together with flat roof no.3 on the 4/F, Xing Hua Centre, No. 433 Shanghai Street, Kowloon	23/12/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他 (請指明)
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
<input checked="" type="checkbox"/> Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/> Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/> Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/> Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/> Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.
註1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	307 sq.m 平方米 (about)		
(b) Proposed use(s)/development 擬議用途/發展	Religious Institution (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分	307 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Total 總計	307 sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) <small>(Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另買說明)</small>	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	3/F	vacant	Religious Institution use

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程

Diversion of stream 河道改道

Filling of pond 填塘
 Area of filling 填塘面積 sq.m 平方米 About 約
 Depth of filling 填塘深度 m 米 About 約

Filling of land 填土
 Area of filling 填土面積 sq.m 平方米 About 約
 Depth of filling 填土厚度 m 米 About 約

Excavation of land 挖土
 Area of excavation 挖土面積 sq.m 平方米 About 約
 Depth of excavation 挖土深度 m 米 About 約

(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
 (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))

(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模

Public utility installation 公用事業設施裝置

Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction From 由 to 至
地積比率限制

Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制

Site coverage restriction From 由% to 至%
上蓋面積限制

Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層

Non-building area restriction From 由m to 至 m
非建築用地限制

Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....
Proposed no. of storeys of each block 每座建築物的擬議層數	..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... m 米	<input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
	
	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
	
	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2026 Q2

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

CALVIN KAN

Associate Director, Planning & Land Advisory Services

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師 Membership No. 389

Others 其他

on behalf of Knight Frank Petty Limited
代表



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

Date 日期

29/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
 在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
 在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches
 單人龕位總數

Number of single niches (sold and occupied)
 單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)
 單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)
 單人龕位數目 (待售)

Total number of double niches
 雙人龕位總數

Number of double niches (sold and fully occupied)
 雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)
 雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)
 雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)
 雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)
 除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)
 龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)
 龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)
 龕位數目 (已售但未佔用)

Number of niches (residual for sale)
 龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
 每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
 在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
 在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	3/F, Xing Hua Centre, 433 Shanghai Street, Kowloon 九龍上海街433號興華中心3樓		
Site area 地盤面積	sq. m 平方米 □ About 約 (includes Government land of 包括政府土地) sq. m 平方米 □ About 約		
Plan 圖則	Approved Yau Ma Tei Outline Zoning Plan No. S/K2/26 油麻地分區計劃大綱核准圖編號 S/K2/26		
Zoning 地帶	"Residential (Group A)" 「住宅(甲類)」		
Applied use/ development 申請用途/發展	Religious Institution 宗教機構		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	307 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	 (This section is crossed out in the original document) 	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		<input type="checkbox"/> % About 約
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	<input type="checkbox"/> sq.m 平方米 Not less than 不少於
	Public 公眾	<input type="checkbox"/> sq.m 平方米 Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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.

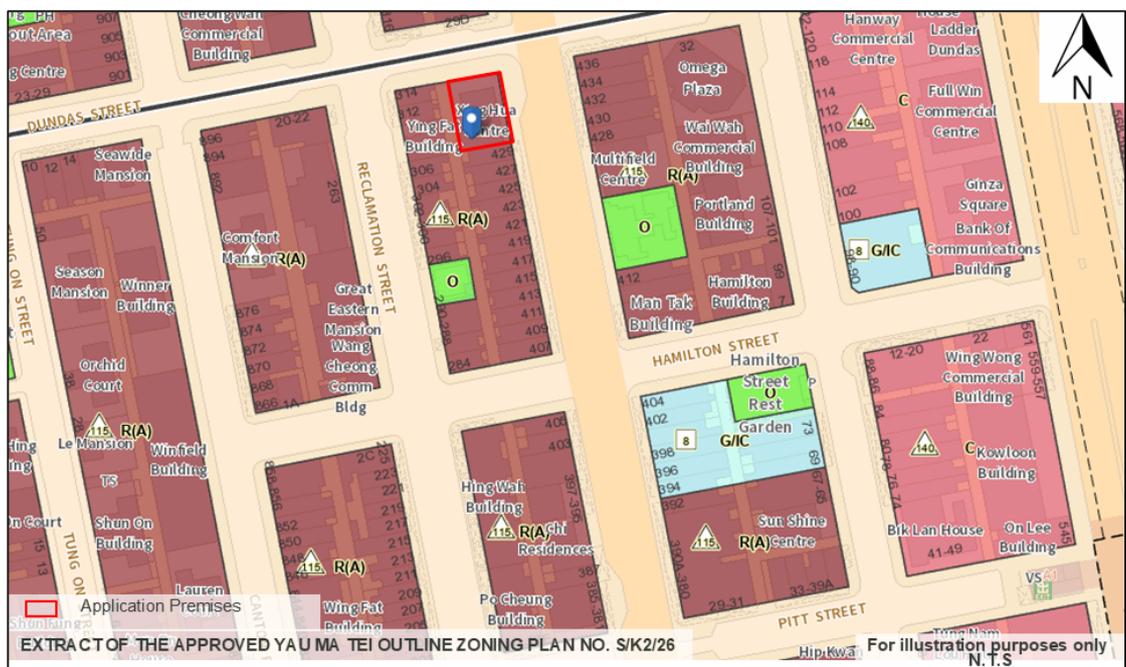


Figure 1. Location Plan

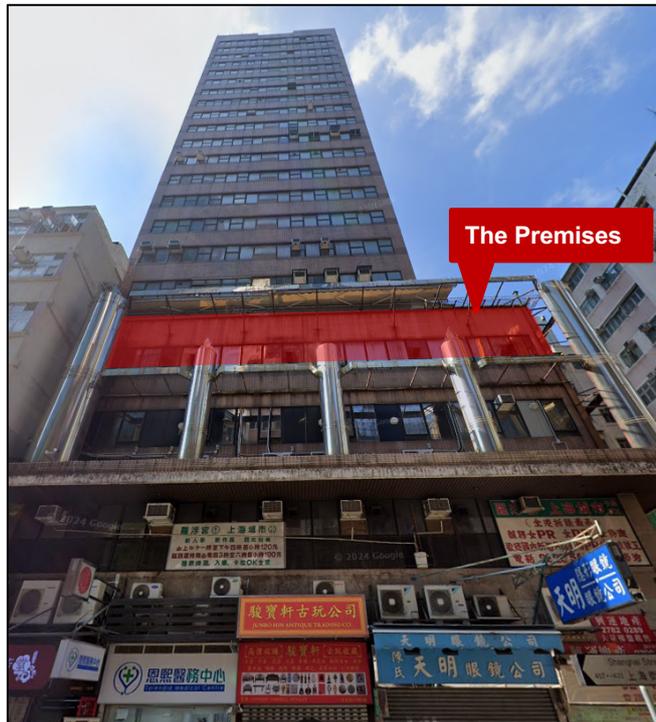


Figure 2. Site Photo of the Premises

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:

- a) Surrounded by residential buildings with retail shops and restaurants at the ground floor;
- b) 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;
- c) Proximity to other commercial buildings such as Omega Plaza, Wai Wah Commercial Building, Commerce Tower, which are also within “R(A)” zone;
- d) To the southwest is the Reclamation Street Sitting-out Area; and
- e) 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

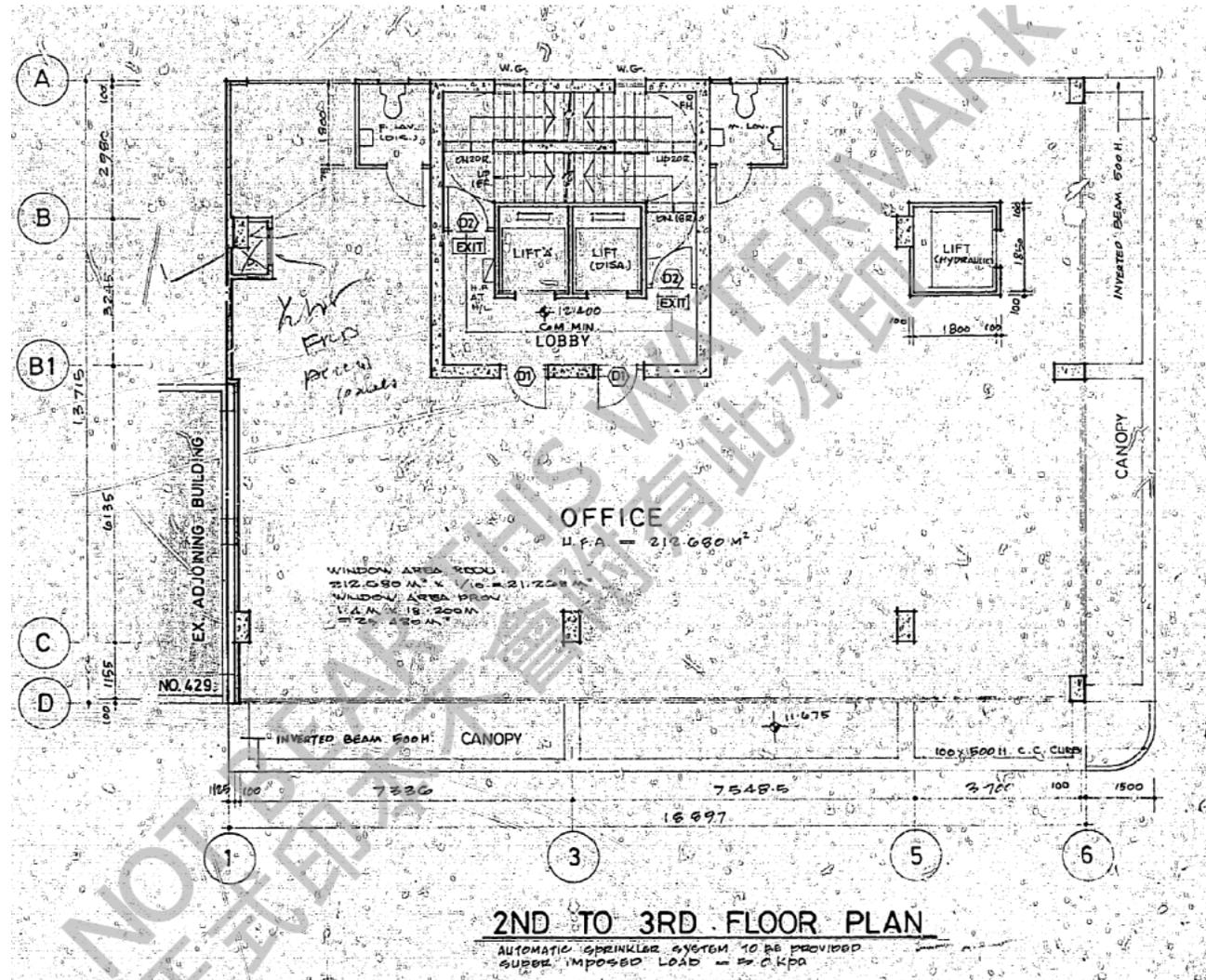
Appendix I

Extracts of Approved General Building Plans dated
1992

Appendix I

**Extracts of the Approved GBP dated
1992**

3/F Xing Hua Centre (GBP dated 1992)



Our Ref.: PLAS/CK/CL (433 Shanghai Street)

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

16 February 2026

By Hand and Email

Dear Sirs,

**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)**

We refer to the captioned planning application no. A/K2/224.

Further to our original submission to the Town Planning Board ("TPB") dated 29 December 2025, we hereby submit the first set of further information, including the Response-to-Comment table, in response to departmental comments to support this application.

Should you have any queries, please feel free to contact me or Ms. Charlotte Lau at 

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

f.p. Calvin Kan

Calvin Kan MHKIP RPP
Associate Director
Planning & Land Advisory Services


Encs

cc Client

(By email only)

knightfrank.com.hk

4/F Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong
香港灣仔港灣道6-8號瑞安中心4字樓


Your partners in property

Regulated by RICS

**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
	Total Car Parking Space	Vacant Carparking Space								
Saturday (8:00am)	250	41								
Sunday (8:00am)	250	45								

Comments	Response(s)									
	<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+
	Total Car Parking Space	Vacant Carparking Space								
Saturday (8:00am)	500	200+								
Sunday (8:00am)	500	200+								

Attachment I

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

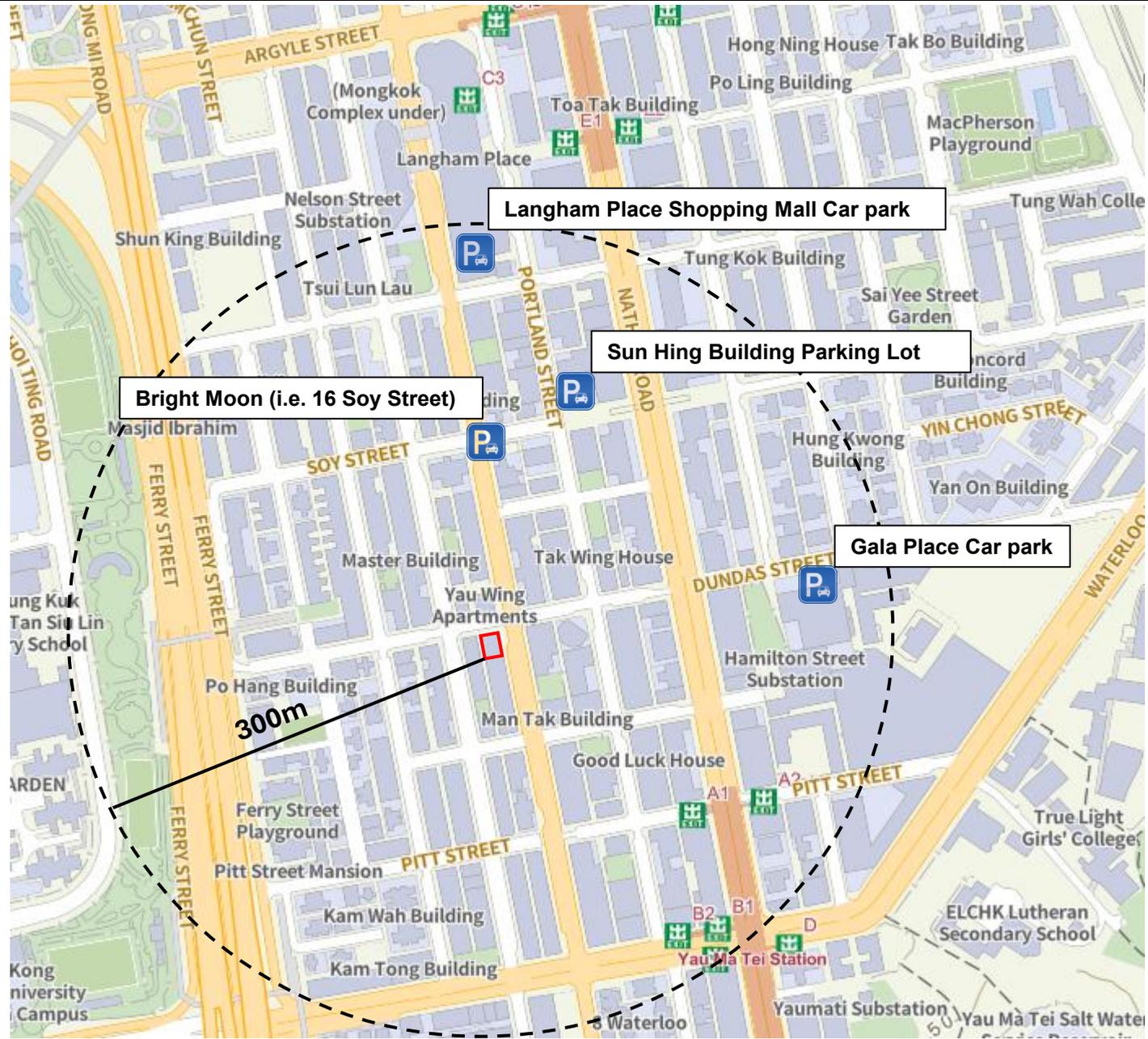
DATE:
September 2025

PREPARED BY:



Attachment IV

**Utilization Survey for the Subject
Planning Application**



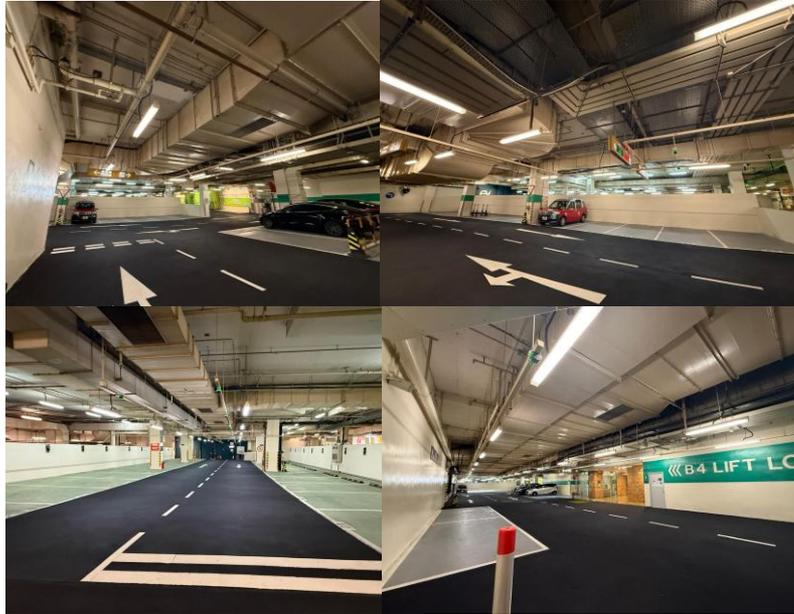
Drawing Title: Surrounding Carpark Location Plan
For illustration purposes only
N.T.S

Legend:

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

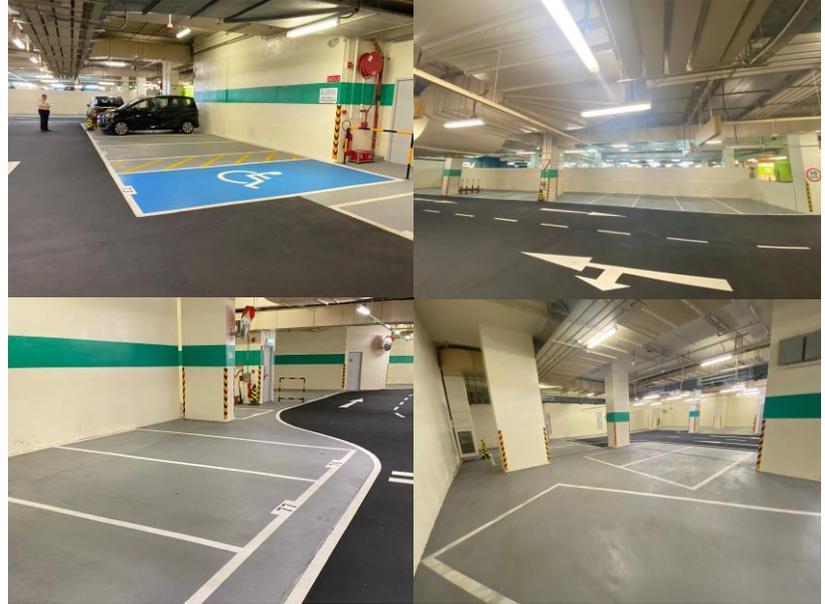
Langham Place Shopping Mall Carpark (B4/F)

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



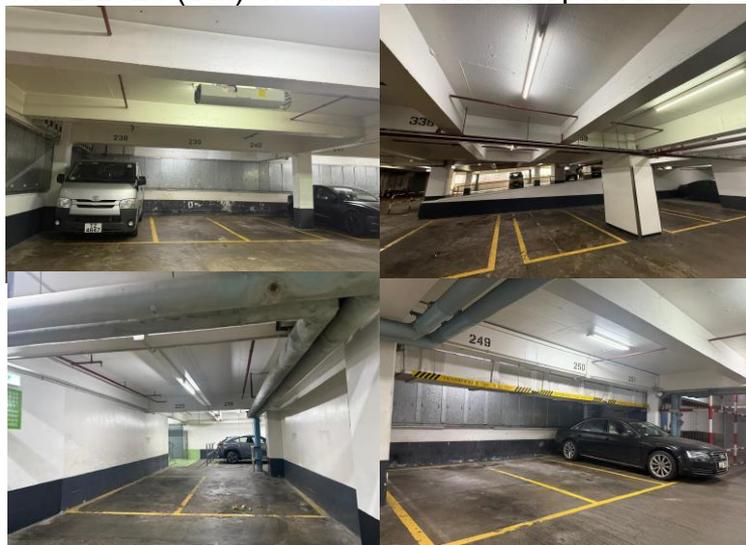
Langham Place Shopping Mall Carpark (B4/F)

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



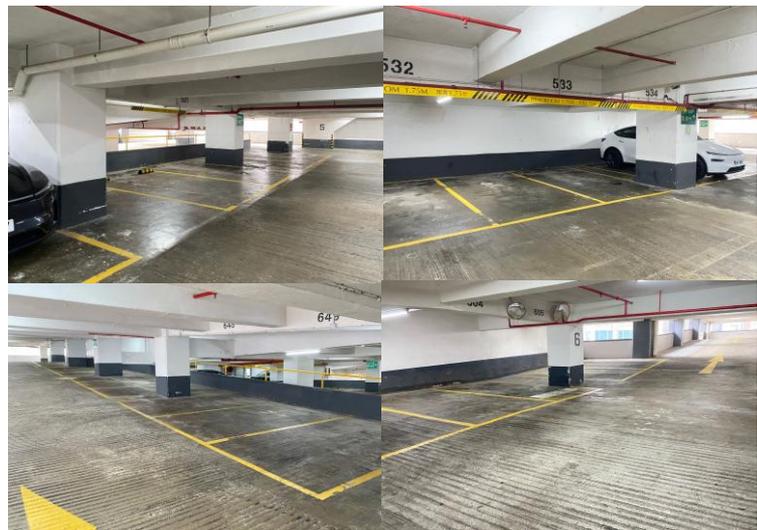
Gala Place Carpark

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



Gala Place Carpark

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



Previous Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration (by TPB)	Approval Condition(s)
A/K2/52	Proposed Office Development	14.7.1989	Nil
A/K2/55	Proposed Office Development	11.8.1989	Nil

Similar Application in “R(A)” Zone on the Yau Ma Tei OZP

Approved Application

Application No.	Proposed Development	Date of Consideration (by MPC)	Approval Condition(s)
A/K2/214	Religious Institution (Church)	21.8.2015 (Revoked on 21.2.2017*)	(1), (2)

* Revoked on 21.2.2017 due to non-compliance with approval condition in relation to fire service installations (FSI).

Approval Conditions

- (1) Submission and implementation of FSI and water supplies for firefighting.
- (2) Revocation clause.

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that she has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space shall not be reserved for any exclusive uses of the subject building. As there is no existing parking space within the subject building, reminder/notice should be issued to all visitors that no parking space is available within the building and public transport should be taken as far as possible;
- (b) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via relevant licensing authority. The provision of emergency vehicular access in the captioned work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority; and
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that all building works/ change of use are subject to compliance with the Buildings Ordinance (BO). Before any new building works are carried out at the application premises, prior approval and consent of the Building Authority should be obtained, unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System; otherwise, they are unauthorised building works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO.