

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K2/224**

- Applicant** : Hong Kong Truth Church Limited represented by Knight Frank Petty Limited
- Premises** : 3/F, Xing Hua Centre, 433 Shanghai Street, Yau Ma Tei, Kowloon
- Floor Area** : About 307m<sup>2</sup>
- Land Status** : Kowloon Inland Lot (KIL) Nos. 7291, 7743 to 7745 (the Lots)  
(a) restricted for non-industrial purpose and no factory building shall be erected  
(b) non-offensive trade clause
- Plan** : Approved Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/26
- Zoning** : “Residential (Group A)” (“R(A)”)  
(a) maximum domestic/total plot ratio (PR) of 8.5/9, or the PR of the existing building, whichever is the greater  
(b) maximum non-domestic PR of 9  
(c) maximum building height (BH) of 115 metres above Principal Datum, or the height of the existing building, whichever is the greater
- Application** : Proposed Religious Institution

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed religious institution at the application premises (the Premises). According to the Notes of the OZP for the “R(A)” zone, ‘Religious Institution’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board).
- 1.2 The Premises has a floor area of about 307m<sup>2</sup> and is currently vacant. It occupies the entire 3/F of Xing Hua Centre (the subject building), which is a 22-storey commercial building completed in 1992. As the proposal is for a change of use to a religious institution, there is no change to the development parameters (such as gross floor area, PR and BH) of the subject building.

- 1.3 According to the applicant, internal fitting-out works will be carried out to facilitate the relocation of its current church to the Premises, including internal partitioning for an assembly hall, ancillary office and multi-function room. Assemblies will be held on Saturdays (from 6:00 p.m. to 8:30 p.m.) and Sundays (from 8:15 a.m. to 1:30 p.m.), with an average of 25 to 110 participants at a time. Other religious activities and community services will be held between 10:00 a.m. and 9:00 p.m. on weekdays, with about 20 to 40 participants at a time.
- 1.4 The Premises is accessible via the subject building's common staircases, two common lifts serving all floors and a separate lift serving the G/F to the 3/F only. While there are no car parking and loading/unloading (L/UL) facilities within the subject building, the applicant pledges to implement measures (such as assigning volunteers to manage the flow of attendees) to prevent its congregation from overflowing into the common areas of the building and nearby public footpaths. Floor plans and a plan showing the means of access submitted by the applicant are at **Drawings A-1 to A-3**.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 8.1.2026 **(Appendix I)**
  - (b) Supporting Planning Statement (SPS) received on 8.1.2026 **(Appendix Ia)**
  - (c) Further Information (FI) received on 16.2.2026\* **(Appendix Ib)**
- \* exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the SPS and FI (**Appendices Ia and Ib**) and are summarised as follow:

- (a) the applicant needs to relocate its church within the Yau Ma Tei district and has identified the Premises as a suitable location. Established in 1956, the church has a longstanding community mission in the area and the proposed use will continue to meet the local demand for religious facilities;
- (b) the proposed use aligns with the planning intention of the "R(A)" zone and is not incompatible with the other uses of the subject commercial building and the surrounding area;
- (c) there are similar applications for 'Religious Institution' use approved within "R(A)" zones in the vicinity and across Hong Kong. Approval of the current application will not set an undesirable precedent; and
- (d) the proposed use will not cause any adverse traffic, sewerage, fire safety or environmental impacts on the surrounding area. The subject building is well served by public transport and is in close proximity to MTR Yau Ma Tei Station. Visitor demand for parking is expected to be minimal.

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the current land owner. Detailed information will be deposited at the meeting for Members’ inspection.

**4. Previous Applications**

There is no previous application concerning the Premises. The subject building was the subject of two previous applications (No. A/K2/52 and 55) for proposed commercial development, which were both approved by the Board in 1989. The two applications were for the erection of the subject commercial building and are considered not relevant to the assessment of the current application for proposed religious institution use. Details of the applications are summarised at **Appendix II** and their locations are shown on **Plan A-2**.

**5. Similar Application**

There is one similar planning application (No. A/K2/214) for religious institution use within the “R(A)” zone on the OZP which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 21.8.2015 mainly on the consideration that the use was not incompatible with the mixed-use character of the subject composite building and the surrounding area. Details of the similar application are summarised at **Appendix II** and its location shown on **Plan A-1**.

**6. The Premises and Its Surrounding Areas (Plans A-1 to A-6)**

6.1 The Premises:

- (a) occupies the entire 3/F of Xing Hua Centre, a 22-storey commercial building completed in 1992 for office use;
- (b) is accessible via the building’s common staircases and two common lifts serving all floors, as well as another lift serving G/F to 3/F only, with entrances fronting Dundas Street; and
- (c) is currently vacant.

6.2 There are no car parking or L/UL facilities within the subject building. The current floor uses of the subject building are as follows:

<b>Floor</b>	<b>Main Uses</b>
G/F	Lift Lobbies, Shop and Services #
1/F – 2/F	Vacant premises
3/F	<b>The Premises</b> (currently vacant)

4/F – 23/F <sup>^</sup>	Offices, vacant premises
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<sup>^</sup> with 13/F & 14/F omitted

<sup>#</sup> each with separate direct accesses from the street

6.3 The surrounding areas have the following characteristics:

- (a) the subject building is situated within a cluster of “R(A)” zones, characterised by a mixture of residential uses atop commercial uses on the lower floors, alongside various commercial and office buildings;
- (b) to the east across Shanghai Street lies a number of commercial buildings including Multifield Centre, Omega Plaza and Wai Wah Commercial Building. To the further east is the commercial spine along Nathan Road zoned “Commercial”; and
- (c) the area is well-connected by various public transport modes, including buses and light buses, with MTR Yau Ma Tei Station located approximately 350m to the southeast.

## 7. **Planning Intention**

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

## 8. **Comments from Relevant Government Bureaux/Departments (B/Ds)**

8.1 The following B/Ds have been consulted and their views on the application are summarised as follows:

### **Policy Perspective**

8.1.1 Comments of the Secretary for Home and Youth Affairs:

- (a) no objection to the application; and
- (b) according to the applicant’s official website, the applicant regularly organises religious gathering and activities for Christians to proclaim the gospel. It is noted that the applicant is a charitable organisation registered under section 88 of the Inland Revenue Ordinance (Cap. 112). She is satisfied that the applicant is a bona fide religious organisation.

### **Land Administration**

8.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department:

- (a) no objection to the application; and

- (b) the Premises falls within the Lots which is held under respective Government Leases all dated 23.12.1968 for a term of 150 years commencing from 25.12.1887. According to the lease conditions, the Lots are restricted for non-industrial purpose with standard offensive trade clause and no factory building shall be erected thereon.

### **Traffic**

#### 8.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application from traffic engineering perspective; and
- (b) her advisory comments are at **Appendix III**.

### **Fire Safety**

#### 8.1.4 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to water supplies for fire-fighting and fire service installations being provided to his satisfaction; and
- (b) his detailed comments are at **Appendix III**.

### **Building Matters**

#### 8.1.5 Comments of the Chief Building Surveyor/Kowloon, Buildings Department:

- (a) no in-principle objection to the application; and
- (b) his detailed comments are at **Appendix III**.

#### 8.2 The following Government departments have no objection to/no comment on the application:

- (a) Director of Environmental Protection (DEP);
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (d) Commissioner of Police; and
- (e) District Officer (Yau Tsim Mong), Home Affairs Department.

## **9. Public Comment Received During Statutory Publication Period**

During the statutory publication period, no public comment was received.

## **10. Planning Considerations and Assessments**

- 10.1 The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are also always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The proposed religious institution will occupy the 3/F of a purpose-designed commercial building and is generally in line with the planning intention. The Premises is accessible via the subject building’s common staircases, two common lifts serving all floors as well as a separate lift with direct access from Dundas Street serving G/F to the 3/F only. The proposed use is also considered not incompatible with other commercial uses in the same building, as well as the surrounding area, which is mixed use in nature with mainly residential uses atop commercial uses on the lower floors, alongside other commercial and office buildings.
- 10.2 The subject building is located in an accessible location and is well-served by various modes of public transport, including MTR, buses and light buses. While no parking spaces and L/UL bays are provided at the subject building, there are public vehicle parks (e.g. Langham Place and Gala Place) and on-street parking available in the vicinity. C for T has no objection to the application and the applicant will be advised to encourage its visitors to use public transport as far as possible. Other relevant departments, including DEP, D of FS and CE/MS, DSD, have no objection to/no adverse comments on the application. Adverse traffic, environmental, fire safety and sewerage impacts are not anticipated. Relevant approval condition and advisory clauses are recommended in paragraph 11.2 below to address the technical requirements of concerned government departments.
- 10.3 There is one similar application for religious institution use approved within the “R(A)” zone on the OZP. Approval of the current application is in line with the Committee’s previous decision.

## **11. Planning Department’s Views**

- 11.1 Based on the assessments made in paragraph 10 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval condition and advisory clauses are suggested for Members’ reference:

### Approval condition

The provision of water supplies for firefighting and fire service installations before operation of the approved use to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

11.3 There is no strong reason to recommend rejection of the application.

**12. Decision Sought**

12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**13. Attachments**

<b>Appendix I</b>	Application Form received on 8.1.2026
<b>Appendix Ia</b>	SPS received on 8.1.2026
<b>Appendix Ib</b>	FI received on 16.2.2026
<b>Appendix II</b>	Previous Applications and Similar Application
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawings A-1 to A-2</b>	Floor Plans
<b>Drawing A-3</b>	Entrance Arrangement Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3 to A-6</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**