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**Section 16 Planning Application for Proposed Minor Relaxation of
Building Height Restriction for Permitted 'Religious Institution'
and 'Social Welfare Facility' Uses,
at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street,
Sham Shui Po, Kowloon**

Planning Statement

Prepared by

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Report : 3.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Application is submitted on behalf of *Hong Kong Sheng Kung Hui Welfare Council Limited* (“**HKSKH**” / “**the Applicant**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restriction (“**BHR**”) for Permitted ‘Religious Institution’ and ‘Social Welfare Facility’ Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon (“**the Application Site**”). It is to facilitate the redevelopment of the HKSKH St. Thomas Church and unleash its development potential to accommodate additional social welfare facilities at the Application Site (“**the Proposed Redevelopment**”).

The Application Site covers an area of about 685.7m² and is currently occupied and operated by HKSKH St. Thomas Church and HKSKH Religious Education Resource Centre. The Application Site falls within an area zoned as “Government, Institution or Community” (“**G/IC**”) on the Approved Cheung Sha Wan Outline Zoning Planning No. S/K5/41 (“**the OZP**”), which is subject to BHRs of 4 and 8 storeys at the northwestern portion and the southeastern portion, respectively, as stipulated on the OZP. There is no gross floor area or plot ratio restriction on the subject “G/IC” zone.

The Proposed Redevelopment is an in-situ redevelopment for HKSKH St. Thomas Church cum various social welfare facilities comprising 12 storeys at a building height of about 55.37mPD. The total gross floor area would be about 6,031.4m² with an overall plot ratio of 8.8. Therefore, to facilitate the redevelopment proposal, this Section 16 planning application is submitted to seek permission from the Board for the Proposed Minor Relaxation of the BHR of the “G/IC” zone at the Application Site.

The Proposed Redevelopment is fully supported by the following planning justifications:

- In Line with Government’s Policy Initiative on Provision of Elderly and Child Services
- In Compliance with Guidelines and Ordinances to Provide Quality Social Welfare Facilities
- Meeting the Surging Demands for Welfare Facilities and Services
- In Line with Government’s Policy Initiative on “Single Site, Multiple Use” Model
- In Line with Planning Intention of “G/IC” Zone
- Compatible with the Surrounding Context
- Fulfilling Relevant Criteria for Consideration of Minor Relaxation of BHR as Stipulated in the OZP
- No Insurmountable Visual Impact
- No Insurmountable Traffic Impact
- No Insurmountable Environmental Impact
- No Insurmountable Sewerage Impact
- No Insurmountable Drainage Impact

On the basis of the above justifications, we sincerely wish that the Board would give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表香港聖公會福利協會有限公司（下稱「申請人」），根據《城市規劃條例》第 16 條，就新九龍內地段第 3635 號餘段及 3762 號，深水埗巴域街 43 - 45 號（下稱「申請地點」），向城市規劃委員會（下稱「城規會」）申請擬議略為放寬建築物高度限制，以重建香港聖公會聖多馬堂，並釋放其發展潛力以便在申請地點容納更多的社會福利設施（下稱「擬議重建」）。

申請地點位於《長沙灣分區計劃大綱核准圖編號 S/K5/41》的「政府、機構或社區」地帶內，面積約 685.7 平方米。該「政府、機構或社區」地帶的最高建築物高度限制為 4 及 8 層。該「政府、機構或社區」地帶沒有任何總樓面面積及地積比限制。

申請地點現時為香港聖公會聖多馬堂及宗教教育中心。此發展為原址重建，以作 12 層高的香港聖公會聖多馬堂暨社會福利設施的綜合大樓。擬議重建的高度為主水平基準上約 55.37 米，總樓面面積約 6,031.4 平方米，總地積比率為 8.8。因此，為促進此重建方案，現提交第 16 條規劃申請，以徵求城規會的許可，放寬申請地點的建築高度限制。

擬議重建的理據充分，包括以下規劃考量因素：

- 符合政府提供安老及幼兒服務設施的政策方向；
- 符合政府指引及條例以提供高質量社會福利設施；
- 滿足對本港社會福利設施日益增加的需求；
- 符合政府就多用途公共設施大樓「一地多用」模式發展的政策方向；
- 擬議重建符合原來「政府、機構或社區」用地的規劃意向；
- 擬議重建的用途及高度與周圍環境相容；
- 符合大綱圖中列明有關略為放寬建築物高度限制的申請的考慮準則；
- 擬議重建不會產生不良的視覺影響；
- 擬議重建不會產生不良的交通影響；
- 擬議重建不會產生不良的環境影響；
- 擬議重建不會產生不良的排污影響；及
- 擬議重建不會產生不良的排水影響。

基於上述理據，申請人希望城規會能夠批准是次規劃申請。

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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by *the Hong Kong Sheng Kung Hui Welfare Council Limited* ("**HKSKH**" / "**the Applicant**") to submit this Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction ("**BHR**") for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon ("**the Application Site**").
- 1.1.2 As articulated in the latest Policy Address ("**PA**"), the Government has consistently placed a strong emphasis on promoting a caring and inclusive community with the provision of community support. Sham Shui Po is one of the most densely populated districts, where the ageing population is becoming more significant. Sham Shui Po District Council Paper¹ has demonstrated that the provision of community services in the district is insufficient and fails to meet the needs of the residents.
- 1.1.3 Having established a comprehensive service network, the Applicant provides diverse services to the general public with various backgrounds across the territory. In light of the inadequate community services in Sham Shui Po, the Applicant intends to redevelop the existing as-built premises to HKSKH St. Thomas Church cum various social welfare facilities in order to provide more community support to the district.
- 1.1.4 The Application Site consists of two existing HKSKH buildings of St. Thomas Church and Religious Education Resource Centre ("**RERC**"), which fall within an area zoned as "Government, Institution or Community" ("**G/IC**") on the Approved Cheung Sha Wan Outline Zoning Planning No. S/K5/41 ("**the OZP**"). It is subject to BHRs of 4 and 8 storeys at the northwestern portion and the southeastern portion, respectively.
- 1.1.5 Upon the initial redevelopment proposal of the St. Thomas Church (i.e. the southeastern portion of the site), the Applicant recognised significant development potential in the adjoining RERC (i.e. the northwestern portion of the site). Consequently, the Applicant has sought to amalgamate the RERC site with the St. Thomas Church site as part of the current redevelopment proposal. The inclusion of the adjoining site is essential for achieving a comprehensive development that would enhance the land use efficiency and facilitate a more cohesive and holistic approach to planning and delivering community services. This strategic integration of sites is intended to maximise the development potential of both sites, ensuring that the redevelopment proposal contributes effectively to the community by accommodating additional social welfare facilities within a single development ("**the Proposed Redevelopment**").
- 1.1.6 The Proposed Redevelopment covers a site area of about 685.7m², comprising a 12-storey composite building that will accommodate the HKSKH St. Thomas Church and various social welfare facilities. The affiliated social welfare facilities include a Child Care Centre ("**CCC**"), a Special Child Care Centre ("**SCCC**"), a Day Care Centre for the Elderly ("**DE**"), an Integrated Elderly Rehabilitation Services Centre ("**IERSC**") and a Neighbourhood Elderly Centre ("**NEC**"). The overall structure will provide a gross floor area ("**GFA**") of about 6,031.4m² with a building height ("**BH**") of about 55.37mPD.
- 1.1.7 Therefore, to facilitate the Proposed Redevelopment, this planning application is submitted to seek permission from the Town Planning Board ("**the Board**") for the Proposed Minor Relaxation of BHR from 4 and 8 storeys to 12 storeys at the Application Site.

¹ Planning Department, Sham Shui Po Committees Meetings Discussion Papers No. 47/20
https://www.districtcouncils.gov.hk/ssp/doc/2020_2023/en/committee_meetings_doc/PTC/17975/SSP_PTAC_2020_47_tc.pdf

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board as follows:

Chapter 1	Introduction
Chapter 2	The Application Site and Its Surroundings
Chapter 3	Planning Context
Chapter 4	The Development Proposal
Chapter 5	Planning Justifications
Chapter 6	Conclusion

1.2.2 Other supplementary information and detailed technical assessments are attached in **Annexes 1 to 8**.

2 THE APPLICATION SITE AND ITS SURROUNDINGS

2.1 The Application Site

2.1.1 The Application Site is situated in the north-eastern part of Sham Shui Po and is accessible via Berwick Road. The site area is about 685.7m² falling within NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon. **Figure 1** shows the location of the Application Site. Site photos of the Application Site and its immediate surroundings are provided at **Annex 1**. The Application Site is currently occupied by the four-storey HKSCH St. Thomas Church and HKSCH Religious Education Resource Centre ("RERC"). The floor uses of the existing buildings are shown in **Table 1** below.

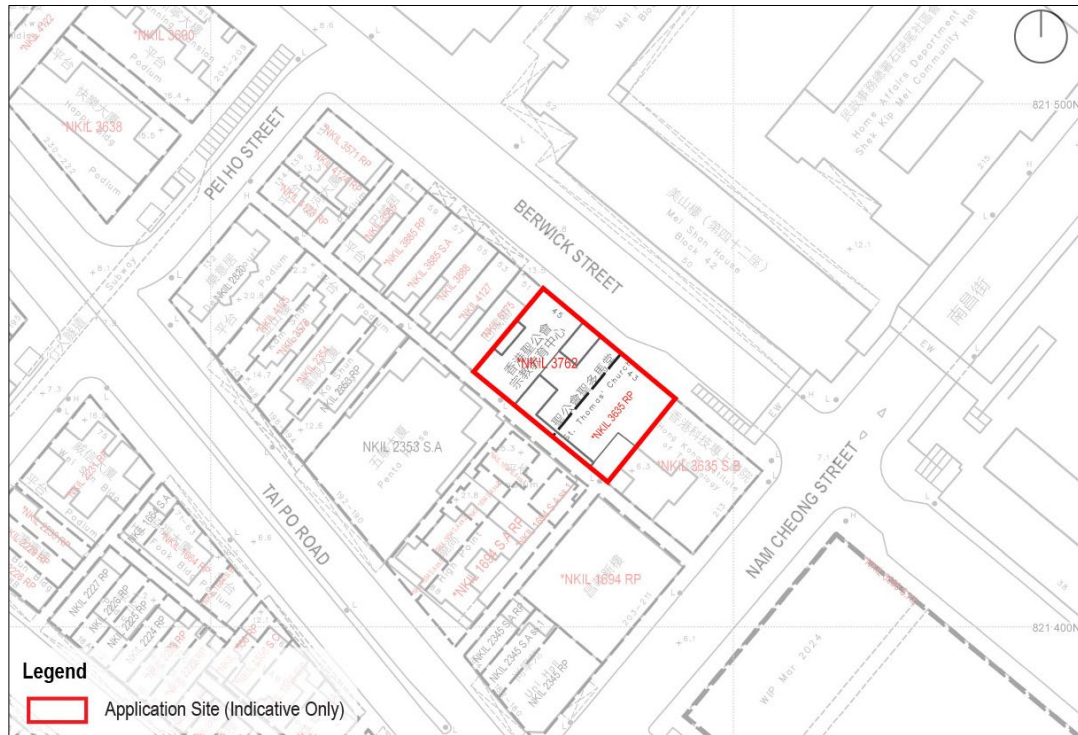


Figure 1 Location Plan (Source: Lands Department)

Table 1 Accommodation Schedule of the Existing Buildings

Floors	Existing Uses	
	HKSCH St. Thomas Church	HKSCH RERC
3/F	Church Hall	Office, Pastor Flat
2/F	Church Hall	Office
1/F	Activity Rooms	Office
G/F	Reception and Activity Rooms	Religious Education Resource Centre

2.2 Background of HKSCH St. Thomas Church and RERC

2.2.1 The HKSCH St. Thomas Church was founded in Sham Shui Po and has been present at the site since 1965, serving the community for over 50 years. The RERC portion was formerly the St. Thomas Polyclinic, present at the site since around 1955. The building was then converted for use as the RERC in 1978, providing religious and educational resources for individual and institutional members and supporting the growth and development of religious educators and parents.

2.3 Surrounding Context

- 2.3.1 The Application Site is situated in an area of city grid mixed urban landscape, predominantly surrounded by medium- to high-rise residential developments which are zoned as "Residential (Group A)" ("R(A)") with a mix of retail and restaurants on the lower floors (**Figure 2** refers).
- 2.3.2 To the immediate east of the Application Site along Berwick Street is the Hong Kong Institute of Technology ("HKIT") Sham Shui Po Main Campus, falling within the same "G/IC" zone and subject to a BHR of 8 storeys. It was previously occupied by the former St. Thomas' Primary School. Under the Education Bureau's policy, the St. Thomas' Primary School was converted from a half-day to a whole-day operation. Owing to the increase in the student population, the former St. Thomas' Primary School was relocated to a new campus at 145 Pratas Street, Sham Shui Po, in 2011. Although HKIT is contiguous with St. Thomas Church, the buildings are physically separated by walls and have no internal connection or access in between. The two buildings also have separate entrances: HKIT's entrance faces Nam Cheong Street, while St. Thomas Church's entrance is on Berwick Street.
- 2.3.3 To the further southeast across the junction is an under-construction residential redevelopment of Belgravia Place, falling within the area zoned as "R(A)7" subject to a maximum BH of 90mPD. To the east and northeast across Nam Cheong Street, is the public housing estate - Shek Kip Mei Estate including the Shek Kip Mei Commercial Centre, which is zoned as "R(A)" and is subject to a maximum BH of 110mPD. To the further north along Woh Chai Street is Shek Kip Mei Estate Phase 5, which falls within "R(A)" subject to a maximum BH of 120mPD.
- 2.3.4 To the immediate south and southwest of the Application Site are a group of medium-to high-rise private residential development including DeLight Court, High Point, Berwick Mansion, Tin Yat Estate, Penta House and Uni Hall. These buildings fall within "R(A)4" and "R(A)7" zones, which are subject to a maximum BH of 90mPD.
- 2.3.5 To the immediate west of the Application Site are residential buildings including Ka Shun Building, Kam Shan House and Berwick Mansion. These buildings fall within "R(A)7" zone, which is subject to a maximum BH of 90mPD. To the further west along Berwick Street is the Tai Po Road/ Pak Tin Street Playground, which falls within "Open Space" ("O") zone. To the further northwest towards the uphill of Garden Hill are several medium-rise and high-dense residential developments, falling within the "R(A)" zones with various maximum BHs ranging from 30mPD to 60mPD. The Garden Hill is zoned "Green Belt".
- 2.3.6 To the north and northeast across Berwick Street is a medium-rise residential estate of Shek Kip Mei Estate falling within the "R(A)" zone, subject to a maximum plot ratio ("PR") of 9 and maximum BH of 110mPD.

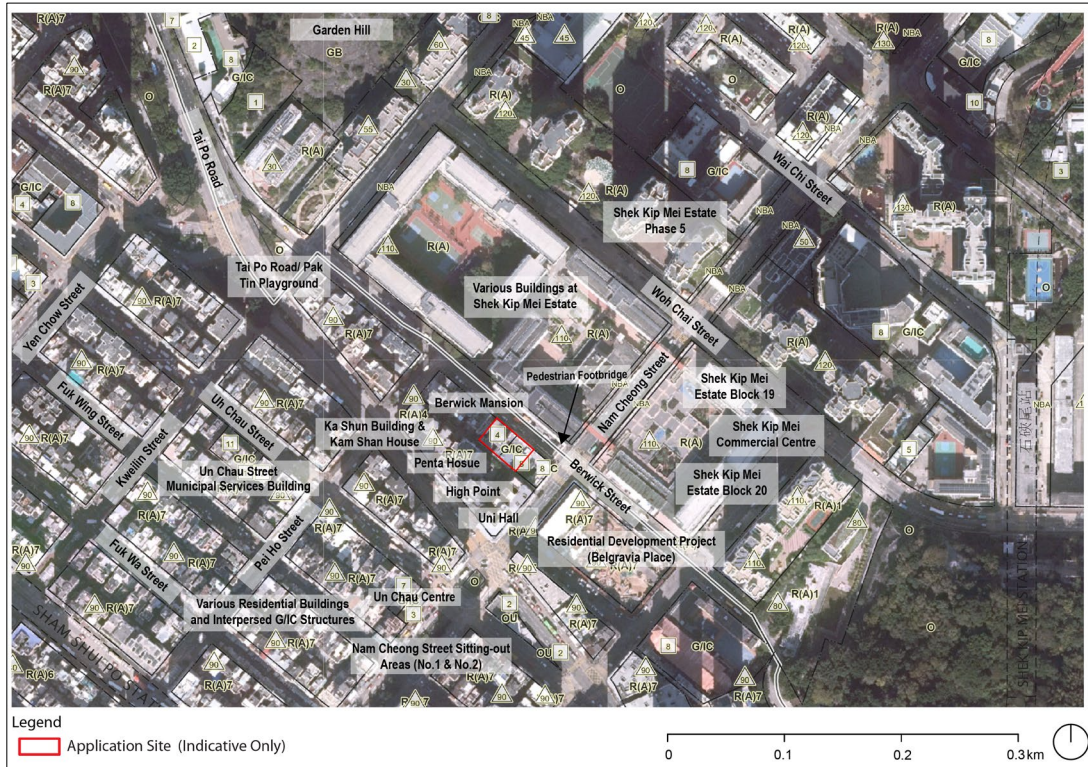


Figure 2 Surrounding Context

2.4 Existing Accessibility

- 2.4.1 The Application Site is accessible via road-based and rail-based public transport. It is located within close proximity to Sham Shui Po MTR Station and Shek Kip Mei MTR Station, with the nearest MTR exit just about 400m away, which is a comfortable walking distance (**Figure 3** refers).
- 2.4.2 With its main entrance fronting Berwick Street, the Application Site is well-served by various forms of road-based transportation, including buses, minibuses, taxi and private cars. Within a 400m radius, there are 9 bus stops, which function as key hubs for multiple bus and minibus routes linking the Application Site to diverse destinations across the New Territories and Kowloon.
- 2.4.3 While there is no direct vehicular access to the Application Site on Berwick Street, a designated on-street parking space for disabled individuals is available in front of the buildings, along with several additional parking spaces located along Berwick Street.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site consists of two existing HKSXH buildings of St. Thomas Church and RERC, which fall within an area zoned as "G/IC" on the OZP. It is subject to BHRs of 4 storeys and 8 storeys at the northwestern portion and the southeastern portion, respectively, as stipulated on the OZP (**Figure 4** below refers).
- 3.1.2 According to the Remarks for the "G/IC" zone under the OZP, based on the individual merits of a development or redevelopment proposal, minor relaxation of the BHRs may be considered by the Board on application under Section 16 of the Town Planning Ordinance. Hence, this planning application is submitted to seek permission from the Board for the Proposed Minor Relaxation of BHR from 4 and 8 storeys to 12 storeys at the Application Site.
- 3.1.3 According to the Notes of the OZP, the planning intention of the "G/IC" zone is intended "*primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the government, organizations providing social services to meet community needs, and other institutional establishments.*"
- 3.1.4 According to the Definition of Terms adopted by the Board, 'Social Welfare Facility' means any place or premises used for rendering services to meet the welfare needs of an individual or a group of people in the community as recommended by the Director of Social Welfare, and for providing community services to the general public. The Applicant has been liaising with the Social Welfare Department ("SWD") on the Proposed Redevelopment during the technical feasibility study ("TFS") stage. Hence, the proposed uses of HKSXH Church and various social welfare facilities (including CCC, SCCC, DE, IERSC and NEC) to be accommodated in the Proposed Redevelopment are regarded as 'Religious Institution' and 'Social Welfare Facility' respectively, which are both Column 1 uses under the "G/IC" zone and are therefore always permitted.

3.2 Previous Application

- 3.2.1 There is one previous planning application (No. A/K5/141) covering the portion of the Application Site (i.e. portion of N.K.I.L. No. 3762) (**Figure 4** refers). The planning application was to seek permission for the proposed 'Religious Institution' use, which was approved with conditions by the Metro Planning Committee of the Board on 19.7.1991.

3.3 Similar Section 16 Application on the Same OZP

- 3.3.1 There is one similar planning application in the "G/IC" zone within the same OZP for Proposed Minor Relaxation of BHR for GIC uses. **Table 2** below summarises a similar application, demonstrating that the current application is not a precedent case in this circumstance.



Figure 4 Extract of the OZP No. S/K5/41 (Source: Statutory Planning Portal 3)

Table 2 Similar Section 16 Application on the Same OZP

Application No.	Applied Use	Location	Zoning	Major Development Parameters	Decision
A/K5/709	Proposed Minor Relaxation of BHR for Permitted 'Religious Institution' (Church) and 'School' (Kindergarten) Development	4 Kwong Lee Road, Kowloon	"G/IC"	Site Area: 769.98m ² Domestic PR: 0.11 Non-domestic PR: 4.89 BH: 44.38mPD No. of Storeys: 8	Approved with conditions on 7.10.2011

3.4 Special Scheme on Privately Owned Sites for Welfare Uses

3.4.1 Following the announcement of utilising the land owned by non-governmental organisations (“NGOs”) through redevelopment or expansion, especially to provide additional and diversified community facilities for elderly and rehabilitation services in PA 2013, the Labour and Welfare Bureau (“LWB”) launched the Special Scheme on Privately Owned Sites for Welfare Uses (“**Special Sites Scheme**”) in September 2013. The NGOs will provide or increase welfare facilities, through expansion, redevelopment, or new development, which are considered by the Government as being in acute demand, in particular to increase places for the elderly and rehabilitation services ².

3.4.2 According to the PA 2018, the Chief Executive announced the implementation of a new phase of the Special Sites Scheme with various enhanced features, including the increase in the types of welfare services and welfare-related ancillary facilities that may be included in the project proposals in the list of social welfare facilities to meet the diversified needs of service users. Applicant organisations would have to provide a net increase in the provision of one or more services on the list of social welfare facilities set out by the Government ³.

Elderly Services

1. Care and Attention Home providing Continuum of Care
2. Nursing home
3. Day Care Centre for the Elderly
4. Care and Attention Home providing Continuum of Care cum Day Care Unit for the Elderly
5. Nursing Home cum Day Care Unit for the Elderly

Rehabilitation services

6. Care and Attention Home for Severely Disabled Persons
7. Hostel for Moderately Mentally Handicapped Persons
8. Hostel for Severely Mentally Handicapped Persons
9. Long Stay Care Home
10. Integrated Vocational Rehabilitation Services Centre
11. Day Activity Centre
12. Special Child Care Centre
13. Hostel for Severely Physically Handicapped Persons
14. Supported Hostel for Mentally and Physically Handicapped Persons
15. Office base of On-site Pre-school Rehabilitation Services

Child Care Services

16. Child Care Centre
17. Residential Child Care Centre
18. Small Group Home

3.4.3 Under the prevailing arrangements of the Special Sites Scheme, the applicant organisations may apply for grants under the Lotteries Fund (“LF”) to conduct a technical feasibility study (“TFS”) for their project proposals, and upon completion of the TFS, seek further funding support under the Capital Works Reserve Fund mechanism to meet the capital cost of their projects.

² Social Welfare Department – Special Scheme on Privately Owned Sites for Welfare Uses
<https://www.swd.gov.hk/en/ngo/projectpla/ngoposfwu/>

³ The “Shopping List” of welfare facilities under Phase Two of the Special Scheme on Privately Owned Sites for Welfare Uses
[https://www.swd.gov.hk/storage/asset/section/234/en/Enhanced%20Features%20\(Phase2\).pdf](https://www.swd.gov.hk/storage/asset/section/234/en/Enhanced%20Features%20(Phase2).pdf)

4 THE REDEVELOPMENT PROPOSAL

4.1 Purposes of the Proposed Redevelopment

- 4.1.1 Through the initial phase of the redevelopment proposal of St. Thomas Church (i.e. southeastern portion of the site), the Applicant recognised significant development potential in the adjoining RERC (i.e. northwestern portion of the site) and sought to amalgamate the RERC site with the St. Thomas Church site as part of the current redevelopment proposal.
- 4.1.2 The redevelopment of the existing two four-storey buildings into a single 12-storey building intends to optimise the limited land by accommodating community services provided by HKSKH within one integrated development. The Proposed Redevelopment is intended to provide comprehensive social welfare facilities, as agreed with the SWD under the Special Sites Scheme, to serve the ageing population and working families of Sham Shui Po and neighbouring communities in response to the increasing relevant demands, as discussed later in **Chapter 5**.

4.2 Key Development Parameters

- 4.2.1 The Application Site covers an area of about 685.7m². The Proposed Redevelopment involves an in-situ redevelopment of two existing buildings into a 12-storey composite building for the reprovisioning of facilities of HKSKH St. Thomas Church and accommodating various social welfare facilities. The overall structure will provide a total GFA of about 6,031.4m², consisting of a non-domestic GFA of 5,831.7m² and a domestic GFA of 199.7m², which is equivalent to a non-domestic PR of 8.5 and a domestic PR of 0.3. The Proposed Redevelopment is tentatively scheduled for completion by Q4 2032.
- 4.2.2 The proposed welfare facilities comprise subvented/aided social welfare facilities and self-financed social welfare facilities, which are mutually agreed with the SWD upon reviewing the service needs in the district. There are two main social welfare facilities: Elderly Care and Child Care. The related service development is based on the following rationales:

Elderly Care

- 4.2.3 The facilities are aligned with the Government's policy of "ageing in place as the core, institutional care as back-up", to facilitate ageing in place, good connectivity to public amenities and services, and a continuum of accessible and affordable health and social support services which enable seniors to live more independently and to connect with the community. While the existing community-based centres are undersized and insufficient for use, the membership at the elderly centres is expected to increase, and the demand for more space will become greater.

Child Care

- 4.2.4 The facilities strengthen the supporting services to children, parents and carers, particularly to single-parent families, new arrival families, CSSA families and families with disabled children in the district. The services will offer proper care for 0 – 12 children, and the community support measures will also help promote fertility, which aligns with the Government's policy.
- 4.2.5 The social welfare facility portion of the Proposed Redevelopment will be located throughout 2/F to 8/F, consisting of a Child Care Centre ("**CCC**"), a Special Child Care Centre ("**SCCC**"), a Day Care Centre for the Elderly ("**DE**") and a Neighbourhood Elderly Centre ("**NEC**"). An Integrated Elderly Rehabilitation Services Centre ("**IERSC**") will be provided, which will include function rooms supported by SWD (i.e. Physiotherapy/Occupational Therapy Treatment Room, Consultation Room, Physical Fitness Training Room, office, general store, interview room and multisensory area). The staff training units serving as ancillary facilities will be provided to support the operation of the welfare facilities and provide necessary training for in-house staff. As advised by the Applicant, the HKSKH Welfare Council shall be the operator of the welfare facilities.

- 4.2.6 The HKSKH religious portion comprises the main church hall on 1/F, as well as the church activity rooms along with ancillary facilities on 9/F and 10/F. The existing church hall, which accommodates 400 seats, was also previously used as the student assembly place of the former St. Thomas' Primary School at the adjoining HKIT site. Since the school was relocated in 2011, it is no longer necessary to maintain 400 seats in the church hall. Taking into account the expected number of future users and the cost of reconstruction, the number of seats in the church hall has been reduced to 268 under the Proposed Redevelopment.
- 4.2.7 The domestic component of the Proposed Redevelopment consists of two pastor flats on 11/F, which serve as ancillary facilities to the religious use of HKSKH St. Thomas Church. At present, there is a pastor flat in the existing RERC building. The provision of pastor flat is a normal practice of the Church Body of the HKSKH, as the pastor residing in the same building also serves as the building's warden and handles emergency situations. Church members can also readily contact the pastor for emotional support or other assistance as needed. It is therefore necessary for the provision of pastor flat in the current redevelopment scheme.
- 4.2.8 The major development parameters of the Proposed Redevelopment are detailed in **Table 3**. The schedule of accommodation is detailed in **Table 4**. The schematic layout plans, together with section and elevation plans, are enclosed in **Annex 2**.

Table 3 Major Development Parameters

Proposed Redevelopment	
Site Area	About 685.7m ²
GFA	Not more than 6,032m ² - Non-Domestic*: Not more than 5,832m ² - Domestic [^] : Not more than 200m ²
PR	Not more than 8.81 - Non-domestic: Not more than 8.51 - Domestic [^] : Not more than 0.3
Number of Storeys	12
BH	About 55.37mPD (47.8m)
Site Coverage ("SC")	- Non-Domestic SC under 15m: Not more than 98% - Non-Domestic SC above 15m: Not more than 69% - Domestic SC [^] : Not more than 30%
Greenery Provision #	2/F: Not less than 47m ²
Private Open Space Provision #	2/F: Not less than 165m ²
Number of Parking Spaces and Loading/ Unloading Spaces	Loading / Unloading Bay: 1 Light Bus parking space: 3

Remarks

* Including M/F and the void area of about 541.03m², which is subject to review by the Building Authority at the detailed design stage.

[^] The proposed domestic portion is to accommodate the pastor flats on 11/F, which are ancillary to the religious use of non-domestic components.

The areas of the semi-open sky garden on 7/F and the private terrace on 11/F are excluded from the calculations of greenery and private open space provisions.

4.2.9 Below are the detailed facilities proposed in the Proposed Redevelopment:

Subvented/Aided Welfare Facilities

- a) CCC, 59 places
- b) SCCC, 30 places
- c) DE, 40 places
- d) NEC

Self-financed Welfare Facilities

- f) IERSC

Related Ancillary Facilities

- g) Staff Training Unit

Religious Facilities

- a) Church Hall
- b) Church Activity Rooms
- c) Ancillary Church Office
- d) Ancillary Pastor Flat

Table 4 Proposed Schedule of Accommodation

Floor	Proposed Uses
R/F	E&M Facilities, Flat Roof
11/F	Pastor Flats, Private Terrace, E&M Facilities, Flat Roof
4/F – 10/F	Social Welfare Facilities (i.e. DE, IERSC, NEC and ancillary facilities), Church Activity Rooms and ancillary office, and Semi-open Sky Garden (7/F)
2/F – 3/F	Social Welfare Facilities (i.e. CCC, SCCC and ancillary facilities) and Outdoor Podium Garden (2/F)
1/F	Church Hall
G/F	Lobby, Car Park, ancillary facilities for social welfare facilities, E&M Facilities

4.3 Operational Arrangements

4.3.1 Due consideration has been given to the operation of both the church and the welfare facilities. The religious venues and social welfare facilities are located on different floors, and there is a separate entrance for the Church Hall. Therefore, it is unlikely that social service users will unintentionally enter the religious area.

4.3.2 The tentative operation hours of social welfare facilities are from Monday to Friday, 9 a.m. to 6 p.m., with the NEC and DE also operating for half a day on Saturday. The church activities will mostly take place on Saturday afternoons and Sundays. Therefore, it is expected that the peak hours of religious and social welfare facilities will not overlap, minimising the potential impacts and interface issues for different users within the same building.

4.3.3 As the HKIT is immediately adjacent to the Proposed Redevelopment, due consideration has been given and appropriate measures will be implemented during the redevelopment. During the construction phase, mitigation measures and good site practices relating to air quality, noise, and waste will be adopted. No significant adverse disturbance or impact on HKIT is anticipated. Annex 6 Preliminary Environmental Review provides detailed assessments of the potential impacts and the proposed mitigation measures to minimise such impacts.

4.4 Architectural Design Considerations

- 4.4.1 With full consideration of site-specific characteristics, the Proposed Redevelopment incorporates various responsive designs to ensure the utilisation of the land while creating a quality and harmonious development to respect the surrounding environment.

Provision of High Headroom at G/F and 1/F

- 4.4.2 The proposed minor relaxation of BHR to 12 storeys would allow the accommodation of all necessary social welfare and community facilities and religious institutions with ancillary facilities. The car park at G/F with its 4.75m floor-to-floor height offers enough headroom for light buses parking, which is necessary for DE and SCCC services. The church hall at 1/F, with its clear headroom of about 6.2m, creates a spiritual environment that is conducive to worship and religious activities. In addition, clear headroom from the finished floor to under the lowest beam ranging from 2.5m and 3.1m at 2/F and above is necessary to accommodate the specialised equipment used in elderly medical services (i.e. physiotherapy and occupational therapy treatment room) and to provide the optimal care for the elderly, and to comply with the Child Care Services Regulations (Chapter 243A), which state that the ceiling of every room in the registered child care centre shall be not less than 3 m above the floor level of the room.

Building Footprint

- 4.4.3 Considering the limited site area of approximately 685.7m², the building configurations were studied. Through different degrees of setbacks, it was aimed to establish a suitable built form for housing the facilities within, at the same time minimising the impact towards the streetscape and nearby buildings. In order to utilise the limited land area, the footprint of the building podium has to be optimised to accommodate the operation of St. Thomas Church at the lower level with SC of 97.71%. With reference to Cap. 123F First Schedule, the non-domestic SC above 15m has been reduced to 68.99%. The SC of the domestic portion has been further reduced to 29.12%, all to aim for breaking down the building mass for the sake of visual interest.

Provision of Canopy and Façade Design

- 4.4.4 A canopy with 2m in depth and 13.4m in length will be provided above the pedestrian entrance to enhance user and pedestrian comfort (G/F plan and the artist's impression at **Annex 2** refer). For the façade design, the preliminary proposal for the Proposed Redevelopment adopts contemporary materials such as light-coloured wall tiles and aluminium cladding, considering the neighbourhood character and colour usage along Berwick Street. These materials create a humble and visually appealing appearance for the Proposed Redevelopment as a religious-oriented composite building, which maintains compatibility with the adjacent buildings and streetscape as reflected in the Visual Impact Assessment ("VIA") in **Annex 4**. The façade colours will be further explored at a later detailed design stage.

4.5 Vehicular Access and Parking Arrangements

- 4.5.1 Currently, there is no car park provided for St. Thomas' Church. Since the Application Site is easily accessible by various public transport, including bus, minibus and is within a reasonable walking distance from two MTR stations (Shek Kip Mei Station and Sham Shui Po Station), and the social welfare facilities are mainly serving the local residents, the demand for arriving by parking will be minimal. Therefore the parking and servicing provision of the Proposed Redevelopment are proposed according to the operational needs of HKSCH, which include three light bus parking spaces (8 m long x 3 m wide each) and a goods vehicle loading/unloading bay (8m long x 3.5m wide) such that the proposed parking and servicing facilities will be sufficient for the operation of the Proposed Redevelopment. The proposed three light bus parking spaces and one loading/unloading bay will be located at G/F and connected to the proposed vehicular run-in/out at Berwick Street.

4.5.2 Due to the limited site area, the vehicular access for three light buses will need to be located at the western end of the site and away from the junction of Nam Cheong Street / Berwick Street. The proposed vehicular access will affect three existing metered car parking spaces and one disabled parking space. The existing disabled car parking is proposed to be shifted approximately 15m to the west, and three existing metered car parking spaces are proposed to be removed permanently.

4.6 Proposed Footpath Widening

4.6.1 Given the proximity of the junction of Nam Cheong Street and Berwick Street, there is an opportunity to improve the narrow footpath turning from the junction on Berwick Street after relocating the existing on-street disabled car parking. Since there will be no public parking space provided within the building and the site location is well-served by public transport, the future users and visitors will arrive mainly by public transport. The Applicant intends to widen the footpath to allow spaces for pedestrian flows and enhance the pedestrian walking environment and safety. As such, a portion of the footpath fronting the Application Site would be widened under the proposed scheme to provide more space to accommodate the increased users upon the completion of the Proposed Redevelopment.

4.6.2 This arrangement proposal was previously submitted to the Transport Department ("TD") as part of the Traffic Impact Assessment ("TIA") during the TFS report stage. TD has expressed no adverse comments on the submitted TIA and the traffic arrangements. The submission of the proposed arrangement under the TIA and the correspondence letter records with TD are included in **Annex 5**. The Applicant would take up the relevant construction works, subject to the Government departments' approval of the proposal and share cost apportionment. Agreement with the relevant Government departments on the management and maintenance responsibility shall be sought in parallel with this application.

4.6.3 **Figure 5** below indicates the proposed vehicular access arrangement and footpath widening design. An artist's impression illustrating the footpath widening design is also provided at **Annex 2**.

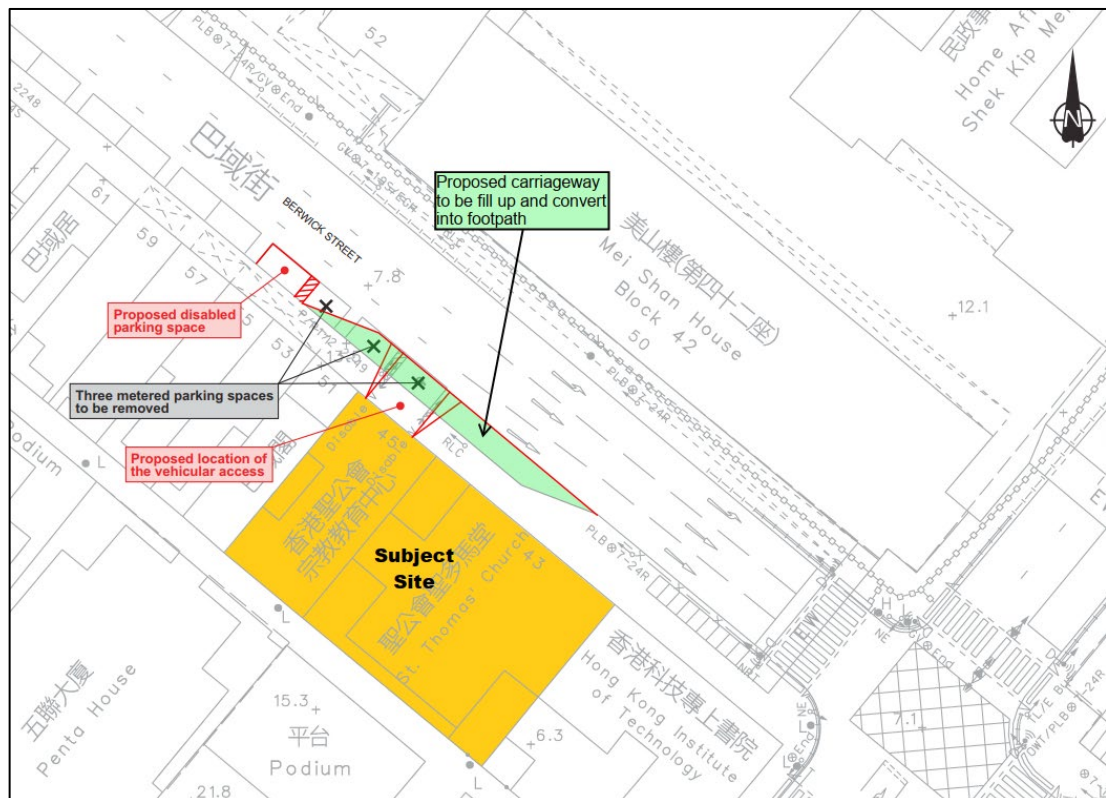


Figure 5 Proposed Vehicular Access and Footpath Widening

4.7 Landscape and Open Space Considerations

- 4.7.1 There is no existing tree within the Application Site area (**Annex 1** Site Photos refer). As a result, no tree removal is required for the Proposed Redevelopment. As such, the Proposed Redevelopment will not generate any landscape impacts associated with the removal or disturbance of existing trees.
- 4.7.2 Nevertheless, the landscape elements have been incorporated into the Proposed Redevelopment to demonstrate the efforts of enhancing the greenery environment. The proposed landscape design of the Proposed Redevelopment encompasses podium gardens, roof greening to provide private open spaces and greenery for the enjoyment of the users. On the 2/F, an outdoor podium garden with an area of about 165.5m² is proposed for hosting events/activities, outdoor seating, fitness and jogging. A step seating is proposed to create gathering space for building users at the podium's southwestern corner. Next to the gathering space, planting areas with bench seating enclose the fitness area to create space for users to do stretching exercises. Two stepped planter is provided to enrich the planter layer through a level difference. The more linear outdoor space at the northeast is proposed to be a mini jogging space, with shrub planters designed all along as a greenery buffer against the Berwick Street streetscape.
- 4.7.3 Although there is no minimum requirement of site coverage of greenery for sites with areas less than 1,000m² according to the PNAP APP-152 for Sustainable Building Design Guidelines, the Proposed Redevelopment has taken the opportunity to provide a total of 47.3m² of greenery area on the 2/F. The landscape design of the 2/F podium garden is presented in the Landscape Drawings at **Annex 3**.
- 4.7.4 On the other hand, a semi-open sky garden is also provided at 7/F for the users of welfare facilities to enjoy a relief and passive recreation space within the building. The private terrace at 11/F will serve as a private open space for the ancillary pastor flats. Given that the design of the semi-open sky garden and the private terrace is subject to further study at the subsequent detailed design stage, these areas have not been included in the calculations for greenery and private open space provisions in the current planning application.
- 4.7.5 The open spaces on 2/F and 7/F are intended for the users of welfare facilities. Hence, the opening times of these areas will be aligned with the opening hours/operation hours of the welfare facilities in the building, which are tentatively proposed to be from 9 a.m. to 6 p.m., Monday to Saturday.

4.8 Air Ventilation Considerations

- 4.8.1 The Proposed Redevelopment is located in a high-density and compact urban area. According to the OZP, the Proposed Redevelopment forms part of a residential cluster and is surrounded by "R(A)" zones subject to BHRs ranging from 90mPD to 110mPD. Considering that the BH of the Proposed Redevelopment is 12 storeys (at 55.37mPD), it is anticipated that there would be no significant adverse impact on the surrounding pedestrian wind environment.

5 PLANNING JUSTIFICATIONS

5.1 In Line with Government's Policy Initiative on Provision of Elderly Services and Child Services

Provision of Elderly Services

- 5.1.1 The Proposed Redevelopment is in line with the policy direction regarding the provision of elderly services. With the principle of "ageing in place as the core, with institutional care as back-up", the Government continues to strengthen the provision of elderly services. As announced in the PA 2022 Policy Address, 900 additional subsidised day care service places for the elderly would be provided by end-2027. The Proposed Redevelopment incorporates various social welfare facilities for the elderly, including DE, IERSC and NEC. The DE and IERSC offer 40 places and 40-50 places for elderly services, respectively, which act as an immediate response to the government's policy initiative.

Provision of Child Services

- 5.1.2 According to the 2023 PA, the government has targeted increasing the provision of CCC places to strengthen support for working families in childbearing. In response to the policy direction, it is announced that 10 more aided standalone CCCs will be set up, providing 900 additional places for day child-care services. On the other hand, the SWD will provide information and assistance to organisations applying for registration to operate CCCs. The Proposed Redevelopment incorporates CCC for providing day child-care services in the Sham Shui Po neighbourhood. The CCC offers 59 places catering to the child-care needs of local families.

- 5.1.3 In addition, according to the TFS which has been previously submitted to SWD, they have preliminarily expressed no in-principle objection to the development proposal, subject to more concrete details on the proposed operation and development of the social welfare facilities at the Site, as well as comments from relevant authorities and departments.

5.2 In Compliance with Guidelines and Ordinances to Provide Quality Social Welfare Facilities

- 5.2.1 The design and provision of the proposed CCC and SCCC shall comply with the Child Care Services Ordinance (Chapter 243), Child Care Services Regulations (Chapter 243A) and Operation Manual for Pre-primary Institutions to meet the standards and requirements for child care centres. Alterations and additions work will be carried out to satisfy the abovementioned statutory and related requirements. These statutory and related requirements are intentionally designed to safeguard the overall well-being of children under care and ensure that CCCs are maintained at a standard which provides adequate care for children's physical, social, emotional and intellectual development. By compliance with these requirements, the Proposed Redevelopment can provide high-quality social welfare facilities for the community, offering quality childcare services that promote the growth and development of children.

5.3 Meeting the Surging Demands for Welfare Facilities and Services

At the territorial level

- 5.3.1 According to the latest population projection by the Census and Statistics Department ("C&SD"), it is estimated that the elderly population⁴ will increase to about 29% and 32% in 2033 and 2043 respectively, resulting in a rising demand for elderly services. As of 31 July 2025, a total of 2,004 elderly applicants are being waitlisted for the subsidised community care services. The average waiting time for a place in DE⁵ requires about 4 months, reflecting the shortfall of elderly services provision. In

⁴ Census and Statistics Department, *Hong Kong Population Projections*

https://www.censtatd.gov.hk/en/data/stat_report/product/B1120015/att/B1120015092023XXXXB01.pdf

⁵ Social Welfare Department, *Statistics on 'Waiting List for Community Care Services' and 'Waiting Time for Community Care Services'*
https://www.swd.gov.hk/en/pubsvic/elderly/elderly_info/elderly_ah_sps/elderlysp/cccse/index.html

addition, regarding the provision of pre-school rehabilitation services, a total of 2,449 applicants⁶ are being waitlisted for SCCCs as at 31 March 2025.

At the district level

5.3.2 Meanwhile, as at 31 March 2025, there were 147 applicants on the waiting list for SCCC living in Sham Shui Po District, showing a significant demand for SCCCs in Sham Shui Po District⁷.

At Cheung Sha Wan planning area level

5.3.3 In 2025, the provision of Community Care Services ("CCS") is in a shortfall of 995 places as shown in the G/IC table of the Town Planning Paper No. 11022⁸.

5.3.4 In summary, in response to the surging demand for elderly, pre-school rehabilitation and child services in Sham Shui Po and Cheung Sha Wan areas, the proposed CCC, SCCC, DE, IERSC and NEC could provide additional places to address the shortfalls of community facilities in Sham Shui Po.

5.4 In Line with Government's Policy Initiative on "Single Site, Multiple Use" Model

5.4.1 The Proposed Redevelopment is in line with the policy direction on "single site, multiple use" ("SSMU") model to unleash the development potential on G/IC Sites. According to the 2023 PA, the Government continues to encourage the pursuit of mixed development with the SSMU model in order to consolidate and provide more public services. With the proposed relaxation of BHR from 4 and 8 storeys to 12 storeys, the Proposed Redevelopment would be redeveloped into a composite building that incorporates a wide range of social welfare facilities at a single site. The Proposed Redevelopment helps optimise the scarce land resources and meet the community's imminent demand for community services, such as child-care, elderly-care and religious services.

5.5 In Line with Planning Intention of "G/IC" Zone

5.5.1 The planning intention of the "G/IC" zone is primarily for the provision of G/IC facilities serving the needs of the local residents and/or wider districts. It is also intended to provide land for uses directly related to or in support of the organisations providing social services to meet community needs. With the integration of CCC, SCCC, DE, IERSC and NEC, the Proposed Redevelopment would meet the surging demand for social welfare services, aligning with the planning intention of the "G/IC" zone.

5.5.2 The existing BHRs on the site limit the provision of community facilities to only religious purposes in the "G/IC" zone, which does not fully fulfil the planning intention of the site. With the proposed relaxation of BHR from 4 and 8 storeys to 12 storeys, the as-built premises could be redeveloped into a composite building comprising various social welfare facilities, serving the needs of the community and better conforming to the planning intention of the site.

5.6 Compatible with the Surrounding Context

Stepped Building Height Profile

5.6.1 With the proposed BH of 12 storeys at 55.37mPD, the Proposed Redevelopment is fully compatible with the adjacent high-to-medium-rise residential neighbourhoods that are zoned "R(A)". The Proposed

⁶ Social Welfare Department, Information on Waiting List for Day Service through Central Referral System for Rehabilitation Services – Subsystem for Disabled Pre-schoolers as at 31/03/2025

https://www.swd.gov.hk/storage/asset/section/341/tc/Waiting%20List%20for%20PS_202503.pdf

⁷ Social Welfare Department, Information on Waiting List for Day Service through Central Referral System for Rehabilitation Services – Subsystem for Disabled Pre-schoolers as at 31/03/2025

https://www.swd.gov.hk/storage/asset/section/341/tc/Waiting%20List%20for%20PS_202503.pdf

⁸ TPB Paper No. 11022, Annex V: Provision of Major Community Facilities and Open Space in Sham Shui Po District Council Area, https://www.tpb.gov.hk/uploads/page/meetings/20251017/R_S_K5_40_Appendix.pdf

Redevelopment is situated within an urban context that consists of residential clusters, which are subject to BHRs from 90 to 120mPD. The proposed 12 storeys at 55.37mPD is in line with the lower height profile along Berwick Street and Nam Cheong Street. In addition, the Proposed Redevelopment also creates a stepped building profile according to the cross-section cutting from Shek Kip Mei Public Housing Estate and High Point (**Figure 6** below refers). The proposed BH of 55.37mPD offers a gradual transition of the building profile from 43.8mPD at Mei Shan House to 91.8mPD at High Point. Also, the VIA at **Annex 4** has demonstrated that the Proposed Redevelopment will not induce any significantly adverse visual impact to the surroundings, which indicates the compatibility of the Proposed Redevelopment.

Compatible Land Use Profile

5.6.2 The Proposed Redevelopment offers a diverse range of community facilities and services that are well-suited to the surrounding residential context. Its close proximity to the residential developments allows the community services (i.e. child-care, elderly-care and religious services) to deliver significant benefits to the adjacent neighbourhoods. Hence, the Proposed Redevelopment will not have any significant adverse impact on the surroundings.

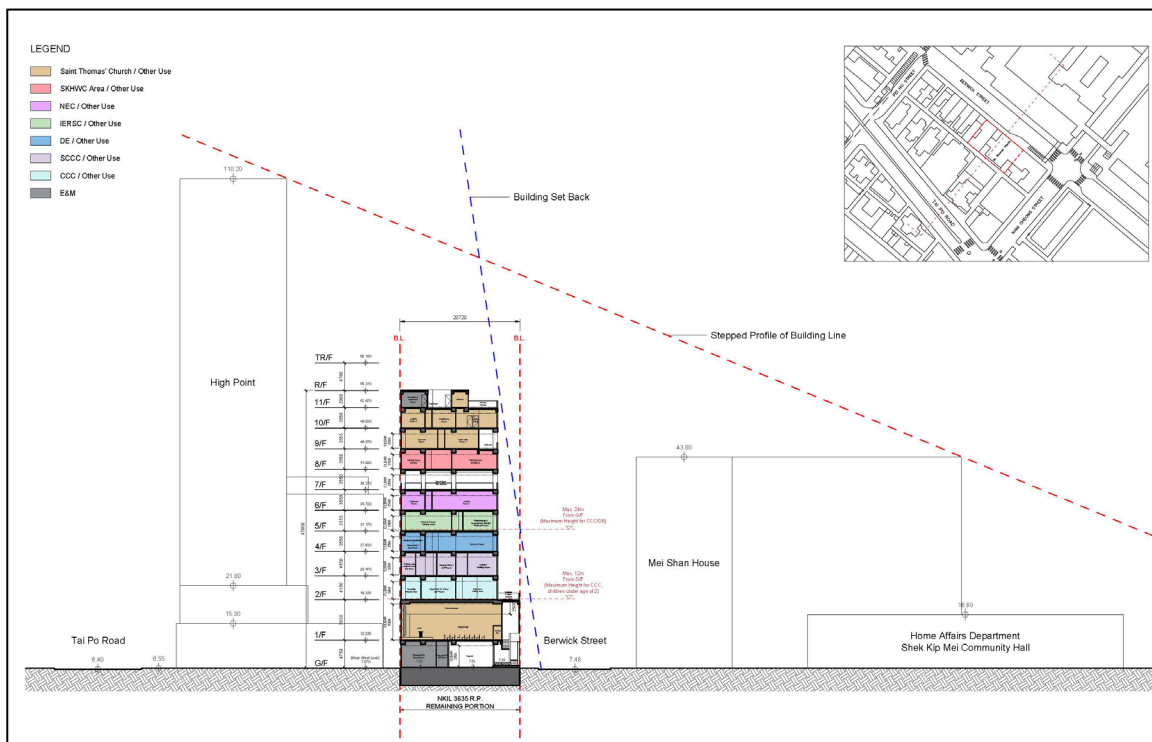


Figure 6 Cut Plane from Nam Cheong Street (Source: Annex 2)

5.7 Fulfilling Relevant Criteria for Consideration of Minor Relaxation of BHR as Stipulated in the OZP

Amalgamating smaller sites for achieving better urban design and local area improvements

5.7.1 The Application Site consists of two existing HKSKH buildings. The Proposed Redevelopment amalgamates the two sites as one single comprehensive development that would enhance the land use efficiency and facilitate a more cohesive and holistic approach to planning and delivering community services. This strategic integration of sites is intended to maximise the development potential of both sites, also allow ensuring that the redevelopment proposal contributes effectively to the community by accommodating additional social welfare facilities within a single development.

Providing better streetscape/good quality street level public urban space

- 5.7.2 To enhance the safety of pedestrians, the Applicant proposed a street widening scheme of a portion of Berwick Street fronting the Proposed Redevelopment to accommodate more pedestrians and future building users using Berwick Street to access the Application Site or bypass. This streetscape enhancement measure also improves the walking experience turning from the above-mentioned junction to Berwick Street.

Providing separation between buildings to enhance air ventilation and visual permeability

- 5.7.3 While the at-grade setback of the building line fronting Berwick Street may not be feasible due to the limited site area, the Proposed Redevelopment incorporates voluntary setbacks of approximately 7.4m along the northwestern boundary and 4m along the northeastern boundary from the 2/F and above. These setbacks create spaces for the provision of the outdoor podium garden, which will serve as a passive recreational area and provide relief spaces for the building users. As the podium garden is located below 15m of the building, it will facilitate pedestrian visual comfort and permeability along Berwick Street.

Building alignment and permeability

- 5.7.4 In addition, the outdoor podium garden and semi-open sky garden are proposed on 2/F and 7/F to serve as a green and recreational space for building users. Although it is a covered open space, the permeable building design ensures that the area would not be fully walled.
- 5.7.5 Details of the landscaping proposal for the sky garden will be further studied and furnished at the subsequent detailed design stage. The building permeability is enhanced by the provision of open space on 2/F and 7/F.

Accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan

- 5.7.6 The Application Site is subject to BHRs of 4 and 8 storeys at the northwestern portion and the southeastern portion, respectively. At present, both existing HKSKH buildings at the Application Site are 4 storeys in height. Considering the relatively small site area of individual buildings, the site constraints pose challenges to their redevelopment separately. The Proposed Redevelopment utilises the development potential of the adjoining building, which is subject to a BHR of 8 storeys. By amalgamating the two buildings into one single redevelopment proposal, together with the minor relaxation of BHR, the Proposed Redevelopment could make better use of land resources and achieve the permissible development floor area for the Application Site.

Innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design

- 5.7.7 Considering the Application Site is less than 20,000m², and the Proposed Redevelopment does not have a continuous projected façade length (L_p) of 60m or above, the Sustainable Building Design Guidelines under PNAP APP-152 are not applicable to this project. Despite that, the Applicant has taken the opportunity to explore other sustainable and green building design measures for the Proposed Redevelopment.

5.7.8 During the TFS stage, a preliminary assessment of BEAM Plus New Building V.2.0 Certification for the Proposed Redevelopment has been conducted in order to formulate the most practicable and cost-effective strategies to achieve a rating of between Gold and Platinum. A budget has also been allocated for the submission of obtaining such certification under the TFS, which demonstrates the Applicant's commitment to contributing to a sustainable built environment. A suite of measures is proposed to improve the Proposed Redevelopment's environmental performance, including 'Integrated Design and Construction Management' with environmental monitoring and mitigation during construction and a 4Rs-based waste management approach. For the 'Sustainable Sites' aspect, a building equipment noise assessment will be conducted, and low-profile exterior lighting will be adopted to minimise light pollution. Under 'Materials and Waste', comprehensive recycling and waste management strategies will be implemented, and low-impact refrigerants and ozone-depleting substance-free materials will be specified. For 'Energy Use', a holistic energy-saving strategy will target at least 15% energy reduction against the latest Building Energy Code baseline through improvements to air-conditioning efficiency, lighting power density, and lift motor power, supported by energy meters in common areas. For 'Water Use', water-efficient sanitary and flushing devices, together with twin tanks for flushing and fresh water, will be provided to reduce potable and flushing water consumption. Finally, 'Health and Wellbeing' measures include Construction Indoor Air Quality Management for fitting-out works, CIBSE-compliant indoor installations, and odour sensors in enclosed waste disposal and recycling areas.

Responsive façade design to fit the neighbourhood character and reduce the glare effect

5.7.9 The façade design of the Proposed Redevelopment also utilises contemporary materials such as light coloured wall tiles and aluminium cladding, which will align with the neighbourhood character and colour palette along Berwick Street. These materials contribute to a humble yet visually appealing appearance for the Proposed Redevelopment, reflecting its religious-oriented character as a composite building. This design choice ensures the compatibility with the adjacent buildings and the overall streetscape, as illustrated in the VIA in **Annex 4**.

5.8 No Insurmountable Visual Impact

5.8.1 A VIA has been prepared in accordance with the TPB Guidelines No.41A- Submission of Visual Impact Assessment for Planning Applications to the TPB (**Annex 4** refers). While the Proposed Redevelopment entails an increase in BH compared to the existing structure, it is deemed compatible with the visual context and character of the surrounding neighbourhood.

5.8.2 As demonstrated in the VIA report, the Proposed Redevelopment will partially / largely be shielded with only a portion visible in five public viewpoints while it will be completely shielded by existing buildings in one public viewpoint. At viewpoints where it is visible, it will be perceived as both a new structure and an extension of the existing building profile, leading to a slight/ partial blockage of the sky view in the background. Despite that, the design measures of the Proposed Redevelopment, including upper-level setbacks from 2/F, would soften the building bulk of the Proposed Redevelopment. As a result, the VIA concludes that the overall visual impact due to the Proposed Redevelopment could be regarded as 'negligible' to 'slightly to moderately adverse' when compared with the existing condition. No significant adverse visual impact to the surroundings is anticipated.

5.9 No Insurmountable Traffic Impact

5.9.1 A TIA has been undertaken to assess the potential traffic impact associated with the Proposed Redevelopment on the surrounding road network (**Annex 5** refers). The Proposed Redevelopment is conveniently located along Berwick Street which is well served by various public transport modes. It is anticipated that the staff, visitors, participants and service users will mainly access the Proposed Redevelopment via various public transport modes instead of private cars, and hence, the demand of arriving by parking will be minimal.

- 5.9.2 Moreover, the number of seats of the Church Hall of the Proposed Redevelopment will be 268, which is less than the existing 400 seats of St. Thomas Church. Therefore, the estimated future number of visitor and traffic trips during Sunday worship should be less than the existing circumstances. Also, the church fellowship gatherings and Sunday school lessons are only to be arranged during weekday off peak period and Sunday morning period, which is outside the weekday AM and PM traffic peak periods. Thus, the estimated traffic generated from the church during AM and PM peak will be minimal.
- 5.9.3 Given the unique operation needs of the social welfare facilities, there will be three light bus parking spaces and a goods vehicle loading/unloading bay, located at G/F and connected to the proposed vehicular run-in/out at Berwick Street. The vehicular traffic generated from the Proposed Redevelopment during AM and PM Peak would be minimal, and the traffic trips generated by the staff of the social welfare facilities are also minimal, as they will arrive and leave the Proposed Redevelopment mainly by public transport.
- 5.9.4 As the major activity hours of the Proposed Redevelopment will be outside the weekday traffic peak hours, its traffic impact on the surrounding junctions will be very minor. The TIA demonstrated that the key junctions adjacent to the Proposed Redevelopment will be operated within capacity in 2034. In conclusion, the Proposed Redevelopment would not lead to adverse traffic impact on the surrounding road network from the traffic point of view.

5.10 No Insurmountable Environmental Impact

- 5.10.1 A Preliminary Environmental Review ("PER") has been undertaken to assess the potential impact of the Proposed Redevelopment in respect of air quality, noise and waste management (**Annex 6** refers).

Air Quality

- 5.10.2 The fugitive dust due to construction works and gaseous emissions from the construction equipment is expected to make insignificant air quality impacts on the nearby air sensitive receivers. With the implementation of dust suppression measures and good site practice as stipulated under the Air Pollution Control Regulation, adverse dust impact during the construction phase will not be anticipated.
- 5.10.3 Regarding the operation phase, the air sensitive use of the Proposed Redevelopment would have sufficient horizontal buffer distance from nearby road sections to minimise the air quality impacts of vehicular emissions as promulgated in the Hong Kong Planning Standards and Guidelines ("HKPSG"). Hence, no adverse air quality impact is anticipated during the operation phase.

Noise

- 5.10.4 The potential noise arising from nearby existing road carriageways on the Proposed Redevelopment has been assessed via the use of mathematical modelling. It involved the prediction of future noise impacts on Noise Sensitive Receivers ("NSRs") arising from peak hourly traffic flows situated within or in the vicinity of the Application Site. This approach considers the worst-case scenario for at least 15 years beyond the Proposed Redevelopment target completion year 2031.
- 5.10.5 The results indicate that 50% of the residential units will comply with the HKPSG traffic noise criteria of 70dB(A). Therefore, the acoustic window (baffle type) is proposed and considered as a noise mitigation measure for some habitable rooms with noise exceedance. With the proposed mitigation measure, it is concluded that adverse road traffic noise impact will not be anticipated on the Proposed Redevelopment.
- 5.10.6 Regarding the fixed noise sources, it is demonstrated that there will be insignificant fixed plant noise impact to the Proposed Redevelopment. Moreover, the noise level at potentially affected NSRs will comply with statutory requirements under the Noise Control Ordinance. Therefore, no insurmountable fixed plant noise impact associated with the Proposed Redevelopment will be anticipated.

- 5.10.7 Regarding the construction activities, the potential source of noise impact arising from the construction phase will be the use of powered mechanical equipment. With the implementation of recommended construction noise mitigation measures, the construction noise impact on the nearby NSRs is anticipated to be insignificant.

Waste Management

- 5.10.8 During the construction phase, adverse environmental impacts are not expected from the storage, handling and transportation of Construction & Demolition ("C&D") materials, chemical waste and general refuse with the implementation of good waste management practices.
- 5.10.9 During the operation phase, adverse environmental impact will not be expected from the storage, handling and transportation of clinical waste and general refuse with the implementation of good waste management practices.
- 5.10.10 Hence, adverse environmental impact due to the waste management of the Proposed Redevelopment will not be anticipated.

5.11 No Insurmountable Sewerage Impact

- 5.11.1 A Sewage Impact Assessment ("SIA") has been undertaken to assess the potential sewerage impact associated with the Proposed Redevelopment on the surrounding sewerage facilities (**Annex 7** refers). The SIA shows that the sewerage generated from the Proposed Redevelopment will be conveyed to the existing public manhole FMH4017041 via the proposed new sewer pipe as shown in **Figure 3-1 of Annex 7**. According to the hydraulic calculation results, it is concluded that the existing public sewerage system will have adequate capacity to cater for the increased sewage generation associated with the Proposed Redevelopment. Hence, no adverse impact on the public sewerage system will be anticipated.

5.12 No Insurmountable Drainage Impact

- 5.12.1 A Drainage Impact Assessment ("DIA") has been undertaken to assess the potential drainage impact associated with the Proposed Redevelopment on the surrounding drainage systems (**Annex 8** refers). It has been proposed that the surface runoff generated from the Application Site would be discharged through the manhole SMH4018768 in the service lane located at the southwestern side of the Application Site into the existing public drainage system.
- 5.12.2 The DIA concludes that the stormwater generation associated with the Proposed Redevelopment after completion will be lower than the existing condition. Therefore, no potential drainage impact is anticipated.

6 CONCLUSION

- 6.1.1 This Section 16 Planning Application is submitted to seek permission from the Board for the Proposed Minor Relaxation of BHR from 4 and 8 storeys to 12 storeys for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon.
- 6.1.2 The Proposed Redevelopment involves the redevelopment of the existing HKSKH buildings of St. Thomas Church and Religious Education Resource Centre into a 12-storey composite building with the following religious and social welfare facilities:
- A Church Hall and other religious facilities;
 - A Child Care Centre ("**CCC**") and a Special Child Care Centre ("**SCCC**");
 - A Day Care Centre for the elderly ("**DE**"), an Integrated Elderly Rehabilitation Services Centre ("**IERSC**") and a Neighbourhood Elderly Centre ("**NEC**");
 - Ancillary facilities for CCC, SCCC and St. Thomas Church.
- 6.1.3 This planning statement has demonstrated that the Proposed Redevelopment would contribute to a more comprehensive social welfare service to the Sham Shui Po/Cheung Sha Wan community. Hence, the Proposed Redevelopment is well justified on the following grounds:
- In Line with Government's Policy Initiative on Provision of Elderly and Child Services
 - In Compliance with Guidelines and Ordinances to Provide Quality Social Welfare Facilities
 - Meeting the Surging Demands for Welfare Facilities and Services
 - In Line with Government's Policy Initiative on "Single Site, Multiple Use" Model
 - In Line with Planning Intention of "G/IC" Zone
 - Compatible with the Surrounding Context
 - Fulfilling Relevant Criteria for Consideration of Minor Relaxation of BHR as Stipulated in the OZP
 - No Insurmountable Visual Impact
 - No Insurmountable Traffic Impact
 - No Insurmountable Environmental Impact
 - No Insurmountable Sewerage Impact
 - No Insurmountable Drainage Impact
- 6.1.4 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.