

Annex 4

Visual Impact Assessment

**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**

Visual Impact Assessment

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1 INTRODUCTION

1.1 Purpose of this Visual Impact Assessment

- 1.1.1 PlanPlus Consultancy Limited has been commissioned to prepare this Visual Impact Assessment (“**VIA**”) on behalf of the applicant in support of a 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 The Application Site consists of two existing HKSCH 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 Draft Cheung Sha Wan Outline Zoning Planning No. S/K/40 (“**the OZP**”). It is subject to BHRs of 4 and 8 storeys at the northwestern portion and the southeastern portion, respectively.
- 1.1.3 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**”).
- 1.1.4 The Proposed Redevelopment covers a site area of about 685.7m², comprising a 12-storey composite building that will accommodate the HKSCH 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.
- 1.1.5 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.
- 1.1.6 This VIA is prepared to assess the potential visual impacts of the Proposed Redevelopment on the surrounding context in terms of the layout and to demonstrate its visual compatibility. This VIA has followed the Town Planning Board Guidelines No. 41A (“**TPB PG-No. 41A**”) – ‘Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board’. It assesses the potential visual impact of the Proposed Redevelopment on the public viewers from major public viewing points (“**VPs**”). Noting the change in building height (“**BH**”) of the current scheme, the submission of the VIA aims to demonstrate that the deviation in the Proposed Redevelopment would not inflict any significant negative visual impact on surrounding areas.

1.2 Assessment Methodology

- 1.2.1 With reference to the TPB PG-No. 41A, the first step in the assessment methodology involves demarcating the Assessment Area, considering relevant contextual factors and boundaries. It is based on the desktop study of topographic maps, street maps, photographs, and cross-sections to determine visibility and subsequent site visits. Subsequently, key strategic and popular local points within the Assessment Area are identified as potential VPs. These VPs are carefully chosen to

provide a representative perspective of the surrounding environment and enable a thorough evaluation of the visual impact.

- 1.2.2 Furthermore, the assessment follows a precise assessment of the visual relationship between the VPs and the Proposed Redevelopment. Moreover, the frequency of view from each VP is determined, taking into account the likelihood of visual exposure. The frequency is categorised as Very Frequent, Frequent, Occasional, or Rare, reflecting the expected frequency of visual encounters at each VP.
- 1.2.3 To evaluate the degree of visibility, each VP is assessed in terms of its view of the Proposed Redevelopment. This assessment results in categorisations of Open, Partial, Glimpsed, or Blocked, representing the extent to which the Proposed Redevelopment is visible from the vantage point of each VP.
- 1.2.4 A thorough sensitivity analysis is conducted to evaluate the significance of each VP's view and its susceptibility to visual changes caused by the Proposed Redevelopment. Factors considered in this analysis include the importance of the location, public usage, and the overall sensitivity of the viewers. The sensitivity is categorised in **Table 1.1** indicating the level of impact that visual changes may have on the VP and its viewers.

Table 1.1 Classification and Description of Visual Sensitivity

Sensitivity	Description
High	The VP is highly sensitive to any change in their viewing experience.
Medium	The VP is moderately sensitive to any change in their viewing experience.
Low	The VP is slightly sensitive to any change in their viewing experience.

- 1.2.5 The comprehensive assessment of the visual impact takes into consideration various factors, including the frequency of views, degree of visibility, and sensitivity of each VP. Based on this analysis, the visual impact of the Proposed Redevelopment on each VP is evaluated and categorised according to the level of influence it has on the visual experience, as reflected in **Table 1.2**.

Table 1.2 Classification and Description of Visual Impact

Visual Impact	Description
Enhanced	The Proposed Development will overall enhance the visual quality and harmoniously blend with the surrounding environment, improving the visual character at most of the identified VPs.
Partly Enhanced/ Partly Adverse	The Proposed Development will exhibit enhanced visual effects at certain VPs while simultaneously, with or without mitigation measures, presenting some adverse visual effects at other VPs.
Negligible	The Proposed Development will, with or without mitigation measures, have an insignificant visual impact on most of the identified VPs. Additionally, any visual impact that may arise will be minimal due to the presence of other visual elements in the surrounding environment that serve to screen or filter the impact.
Slightly Adverse	The Proposed Development will, with or without mitigation measures, result in some negative visual impact on most of the identified VPs, although the overall impact will not be severe.

Moderately Adverse	The Proposed Development will, with or without mitigation measures, lead to negative visual impact on most of the identified VPs, which will have a more noticeable and significant effect.
Significantly Adverse	The Proposed Development will result in a serious and detrimental visual impact on most of the identified VPs. However, with the implementation of appropriate mitigation measures, the adverse impact can be reduced.

1.2.6 The findings from the VIA are compiled and documented in a comprehensive manner. This includes recording the descriptions of each VP, along with the corresponding distance, frequency of view, degree of visibility, sensitivity, and overall visual impact. The VIA methodology, data collection procedures, and analysis techniques employed throughout the assessment are documented to provide transparency and ensure replicability of the assessment process.

1.3 Structure of this Visual Impact Assessment

1.3.1 This VIA is divided into six chapters. **Chapter 1** is the introduction above that outlines the purpose and assessment procedures of this VIA. **Chapter 2** outlines the visual context of the Application Site. **Chapter 3** describes the Proposed Redevelopment and delineates the development parameters. **Chapter 4** identifies the Assessment Area and the VPs. **Chapter 5** appraises visual change and evaluates the overall visual impacts of each VP based on the Proposed Redevelopment. Lastly, a conclusion of the VIA is provided in **Chapter 6**.

2 EXISTING VISUAL CONTEXT

2.1 Local Context

2.1.1 The Application Site is located at 43 - 45 Berwick Street, Sham Shui Po, Kowloon. It covers an area of about 685.7m² and is currently occupied by two 4-storey buildings, which comprise HKSKH St. Thomas' Church and HKSKH Religious Education Resource Centre. The Application Site is generally a flat site at the formation level of about 7.57mPD. To the immediate southeast of the Application Site is the Hong Kong Institute of Technology, which also falls within the same "G/IC" zone and is subject to a BHR of 8 storeys.

2.2 Wider Context

2.2.1 The wider Sham Shui Po/ Shek Kip Mei area is relatively gentle and flat with site levels ranging from about 6mPD to 7mPD. The existing developments within the vicinity of the Application Site are predominantly residential developments which are zoned "Residential (Group A)" ("R(A)"), with a combination of retail, restaurants and commercial uses on the lowest three floors of the buildings.

2.2.2 To the immediate east of the Application Site is the pedestrian footbridge linking to the Shek Kip Mei Estate and the junction of Nam Cheong Street and Berwick Street. To the east and northeast along Berwick Street and Woh Chai Street are the various phases of Shek Kip Mei Estate, which are zoned as "R(A)" with BHRs of 110mPD to 120mPD. To the southeast, across Nam Cheong Street, is a residential development under construction, known as Belgravia Place, which falls within the "R(A)7" zone and has a BHR of 90mPD.

2.2.3 To the south and west of the Application Site, there are clusters of residential buildings presented in various street blocks along Tai Po Road, Un Chau Street, Fuk Wing Street, and Fuk Wa Street, which are zoned "R(A)7" with a BHR of 90mPD. Interspersed among these residential buildings are various "G/IC" sites, with BHRs ranging from 1 to 11 storeys, such as Un Chau Street Municipal Services Buildings, Un Chau Centre etc. Within this cluster, situated between Un Chau Street and Fuk Wa Street, the Nam Cheong Street Sitting-out Areas No.1 and No.2 can be found along Nam Cheong Street.

2.2.4 To the further northwest along Berwick Street is the triangular open space of Tai Po Road/ Pak Tin Street Playground, which falls within "Open Space" ("O") zone. Towards the further northwest is the Garden Hill falling within "Green Belt" ("GB") zone.

2.2.5 **Figure 2.1** illustrates the visual context of the surroundings.

3 PROPOSED REDEVELOPMENT SCHEME

3.1 Proposed Redevelopment

- 3.1.1 The Application Site covers an area of about 685.7m². Due to the land constraint of the Application Site with limited developable area, the Proposed Redevelopment adopts a vertical development to utilise the development potential of the site.
- 3.1.2 The Proposed Redevelopment involves an in-situ redevelopment of the existing buildings into a 12-storey composite building. The BH at the main roof level is 55.37mPD. The overall structure will provide a gross floor area ("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 plot ratio ("PR") of 8.5 and a domestic PR of 0.3.
- 3.1.3 The major development parameters of the Proposed Redevelopment are detailed in **Table 3.1** below. The schedule of accommodation is detailed in **Table 3.2**.

Table 3.1 Major Development Parameters

Proposed Redevelopment	
Site Area	About 685.7m ²
GFA	About 6,031.4m ² - Non-Domestic*: 5,831.7m ² - Domestic [^] : 199.7m ²
PR	About 8.8 - Non-domestic: 8.5 - Domestic [^] : 0.3
Number of Storeys	12
BH	About 55.37mPD (47.8m)
Site Coverage ("SC")	- Non-Domestic SC under 15m: 97.71% - Non-Domestic SC above 15m: 68.99% - Domestic SC [^] : 29.12%
Greenery Provision #	2/F: About 47.3m ²
Private Open Space Provision #	2/F: About 165.5m ²
Number of Parking Spaces and Loading/ Unloading Spaces	Loading / Unloading Bay: 1 Light Bus parking space: 3

Remarks

* Including M/F 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.

Table 3.2 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

3.2 Mitigation Design Measures

Building Setbacks for Upper Levels

3.2.1 Having considered the visual interest of the public viewers, the Proposed Redevelopment incorporates voluntary L-shape setbacks from 2/F and above, ranging from about 4m to 7.4m in width fronting Berwick Street. The proposed SC above 15m has been reduced to 68.99%, which effectively breaks down the building bulk and expands the perception of the sky vault. The proposed domestic SC on 11/F is further reduced to 29.12%. The reduction in SC contributes to a dynamic and contemporary urban context, hence facilitating the visual compatibility of the Proposed Redevelopment (Figures 3.1 to 3.3 refer).

Open Space Provision and Landscape Treatments

3.2.2 Considering the site-specific constraints posed by the existing building at the Application Site, the Proposed Redevelopment fully maximises the opportunity for open space provision. An outdoor podium garden and a semi-open sky garden will be provided on 2/F and 7/F respectively, with scattered balconies on multiple storeys for the enjoyment of future users of the Proposed Redevelopment. Private terrace will also be provided on 11/F for the ancillary pastor's flats. These provisions will break down the monotonous facades and create more visual interest of the Proposed Redevelopment. Additionally, landscape treatments will be utilised to create a lush and green environment serving as a visual relief of the Proposed Redevelopment. While the landscape design of the 7/F semi-open garden and the 11/F private terrace will be subject to further discussion for the end-users of the building, details of the landscape proposal of the 2/F outdoor podium garden can be referred to the Landscape Drawings attached in the submission).

Architectural Considerations

3.2.3 In terms of the architectural design, the articulation of the Proposed Redevelopment has been carefully designed to respect the BHs of surrounding buildings, especially the private residential building High Point and the public housing block Mei Shan House. The Proposed Redevelopment sits between the two buildings, forming a steady stepped roof line.

3.2.4 For the façade material, the design concept intends to demonstrate a humble and visually friendly presence of the Proposed Redevelopment. Contemporary materials such as light-coloured wall tiles and aluminium cladding are proposed to maintain compatibility with neighbouring buildings.

3.2.5 These design elements help minimise the stark contrast between the built environment and the natural elements, thus enhancing the overall visual experience. It also serves as a vibrant element in the building facade, energising the urban environment characterised by high-density development.

4 ASSESSMENT AREA AND VIEWING POINTS

4.1 Assessment Area

4.1.1 Following a general principle for setting out the size of the Assessment Area as stated in the TPB PG-No.41A, the Assessment Area should be equal to approximately 3 times the height of the Proposed Redevelopment. As the absolute BH of the Proposed Redevelopment is about 47.8m (55.37mPD minus the site formation level of 7.57mPD), the actual Assessment area (i.e. Visual Envelope ("VE")) for this VIA should have a minimum radius of approximately 143.4m (i.e. 47.8m x 3) from the closest point of the Proposed Redevelopment.

4.1.2 The VE covers the area of visual influence within which the Proposed Redevelopment is pronouncedly visible to sensitive public viewers. The VE primarily includes public VPs such as public open spaces, public transit nodes, and frequently used road junctions that can be assessed according to visual impacts to the public viewers. No private VPs such as residential development, industrial development, and developments with restricted/exclusive accesses will be identified.

4.1.3 **Figure 4.1** illustrates the locations of the VPs identified for this VIA in relation to the VE.

4.2 Selection of Viewing Points

4.2.1 To protect public views, public VPs from key strategic and popular local points have been identified in this VIA, including adjacent neighbourhood areas, key pedestrian nodes, and public open spaces that are easily accessible and popular among the public, particularly in the context of the Sham Shui Po/ Shek Kip Mei area. Based on the site visits conducted, both kinetic and static VPs have been identified. Considering a significant hiking spot and public open space in the district, a VP at Garden Hill Hiking Trail (i.e. VP6) has been incorporated outside of the Assessment Area to reflect its public visual significance.

4.2.2 A total of six VPs of public interest, as illustrated in **Figure 4.1**, have been selected to demonstrate the range of viewing angles and distances to the Application Site and how the Proposed Redevelopment would fit into the local context. These VPs, including short, medium, and long ranges, are considered to be most affected by the Proposed Redevelopment at the Application Site, and their visual sensitivity has been evaluated in the following sections.

4.2.3 **VP1: View from Podium of Shek Kip Mei Shopping Centre**

VP1, at the level of about 12.1mPD, provides a short-range view of about 75m from the east of the Application Site. This VP is situated in the podium open space of Shek Kip Mei Shopping Centre, where various restaurants and shops are located on the ground floor. This VP provides a view of the Proposed Redevelopment through the junction of Berwick Street and Nam Cheong Street for the local community of Shek Kei Mei Estate and users at the open space. Given the proximity of VP1 to the Application Site and the recreational nature of activities of public viewers, the visual sensitivity is considered *medium*.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Recreational users, local community and visitors	<u>Static Nature:</u> Users of the sitting-out area of the podium	Short	Medium to long (Active and passive)	Occasional	Medium

	<u>Kinetic and Recreation Nature:</u> Local community and visitors passing by, and recreational users of the podium		recreations)		
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4.2.4 VP2: View from Pedestrian Crossing at Junction of Berwick Street and Shek Kip Mei Street

VP2, at the level of about 7.8mPD, provides a medium-range view of about 135m from the southeast of the Application Site. This VP is in proximity to Shek Kip Mei Shopping Centre, St. Francis of Assisi's English Primary School, Mei Pak House of Shek Kip Mei Estate, and a private residential development of Belgravia Place. This VP represents an at-grade view of a prominent pedestrian access point for the local community, visitors, and students. Given the dense urban landscape of Berwick Street and transient nature of the viewers, the visual sensitivity of this VP is considered *low*.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Pedestrians and local community	<u>Kinetic Nature:</u> Pedestrians and commuters for different destinations	Medium	Short	Occasional	Low

4.2.5 VP3: View from Nam Cheong Street Sitting-out Area (No.1)

VP3, at a level of about 5.9mPD, provides a medium-range view of about 120m from the southwest of the Application Site at the junction of Un Chau Street and Nam Cheong Street. This VP is not only a popular gathering space for the local neighbourhood, but also serves as a crucial pedestrian crossing point. Nam Cheong Street is also a significant visual corridor in the district, providing a view towards Lion Rock to the farther northeast. Although this VP is popular with a large number of users and commuters, there are existing buildings along Nam Cheong Street. As such, the visual sensitivity of this VP is considered *medium*.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Pedestrians and users of the sitting-out area	<u>Static and Recreation Nature:</u> Users of the sitting-out area	Medium	Medium to long	Occasional	Medium

	<u>Kinetic Nature:</u> Pedestrians at the crossing				
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4.2.6 VP4: View from Mei Sang House Bus Stop

VP4, at the level of about 9.4mPD, provides a medium-range view of about 180m from the northeast of the Application Site. It is located in front of the Mei Sang House bus stop and in close proximity to several schools and residential blocks of Shek Kip Mei Estate. VP4 serves as a crucial transportation node and pass-by area for both the local community and commuters. However, most of the view from the VP is blocked by existing buildings of Shek Kip Mei Estate, resulting in a rare frequency of view and thereby a *low* visual sensitivity.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Commuters and pedestrians	<u>Static Nature:</u> Commuters waiting at the bus stop	Medium	Short	Rare	Low
	<u>Kinetic Nature:</u> Pedestrians and commuters along Woh Chai Street				

4.2.7 VP5: View from Pedestrian Crossing at Junction of Pak Tin Street and Berwick Street

VP5, at the level of about 10.1mPD, provides a medium-range view of about 168m from the northwest of the Application Site. Located on the eastern side of Berwick Street, this VP is a vital pedestrian access point, where the public can stroll to Garden Hill and the revitalised heritage of Mei Ho House to the west. Pedestrians can observe the assemblage of buildings along Berwick Street from this VP. As such, the visual sensitivity is considered to be *low* as the majority of public viewers are transient in nature with a short duration of view.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Pedestrians and visitors	<u>Kinetic Nature:</u> Pedestrians and Visitors commuting to the Garden Hill and Mei Ho House	Medium	Short	Occasional	Low

4.2.8 VP6: View from Garden Hill Hiking Trail

VP6, at the level of about 90.1mPD, provides a long-range view of about 396m from further northwest of the Application Site. This VP is located atop a 90m high elevation known as Garden Hill, which can be accessed via Berwick Street. This prominent location is popular among hikers and the local community for its expansive views of the urban Sham Shui Po/Shek Kip Mei landscape. Viewers of this VP can appreciate the overall dynamics and characteristics within the Shek Kip Mei/Sham Shui Po area, as they gaze eastward. This VP has been selected to assess the far-reaching visual impact of the Proposed Redevelopment from an elevated perspective. Despite the far distance from the Application Site, the VP from Garden Hill is considered crucial for the overall Sham Shui Po/Shek Kip Mei landscape. Considering the recreational nature and popularity of this VP, the visual sensitivity is considered as *high*.

Public Viewers	Main Activities (Static/Kinetic)	Range of View (Long/Medium/Short)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Visual Sensitivity (Low/Medium/High)
Local community and hikers	<u>Kinetic and Recreation Nature:</u> Visitors and hikers at the Garden Hill	Long	Medium	Frequent	High

5 VISUAL IMPACT ASSESSMENT

5.1 Appraisal of Visual Changes

5.1.1 This VIA is to assess the effects of visual changes on the Assessment Area and sensitive public views at each VP. The above sections have summarised the visual elements and quantified sensitivity of public viewers. Appraisal of the visual changes from four aspects is then conducted, namely, *visual composition*, *visual obstruction*, *effects on public sensitive viewers* and *effect on visual resources*. The primary sources of visual impact will mainly be the building bulk of the Proposed Redevelopment, the increase in BH as compared to the existing building and its proximity to adjacent existing developments as well as the publicly accessible locations.

5.1.2 The overall visual impact of the Proposed Redevelopment is appraised based on the classifications of visual impacts according to the TPB PG-No. 41A, which include 'enhanced', 'partly enhanced/partly adverse', 'negligible', 'slightly adverse', 'moderately adverse' and 'significantly adverse'.

5.1.3 **VP1: Podium of Shek Kip Mei Shopping Centre (Figure 5.1)**

Criteria	Assessment
Visual Composition	The foreground comprises views of the landscaped sitting-out area of Shek Kip Mei Shopping Centre. A mix of mid-to-high-rise residential developments is presented in the midground, including Mei Shan House, Penta House, Cheong Wah Building and Belgravia Place. The high-rise residential buildings of High Point and AVA61, and the open sky view, serve as the backdrop of this VP. Upon completion of the Proposed Redevelopment, it will be presented as a new structure in the midground.
Visual Obstruction	From this VP, a portion of the Proposed Redevelopment would be screened off by Shek Kip Mei Shopping Centre and Mei Shan House in the foreground and midground respectively. However, the upper level of the Proposed Redevelopment would be seen in the midground and would obstruct a portion of the sky view between Mei Shan House and High Point. The visual permeability would therefore be reduced to a certain extent.
Effect on Public Viewers	This VP represents mainly the perspectives of the users of the podium of Shek Kip Mei Shopping Centre who may be performing active and passive recreational activities with a longer time spent in the area and their visual sensitivity would be medium. Due to the short-range distance of this VP, the Proposed Redevelopment would be visible to the public viewers in the midground. 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. In this regard, the effects on the public viewers are considered to be slight to moderate .
Effect on Visual Resources	The major visual resource visible from this VP is the open sky view. The Proposed Redevelopment would encroach into the sky view from this VP, leading to a partial reduction in sky view and openness. The visual quality of the sitting-out area will be slightly degraded due to the loss of visual openness. While a portion of the Proposed Redevelopment is visible from this VP, the incorporation of building setbacks at upper levels can be effective to soften the building bulk, and the Proposed Redevelopment can blend into the existing medium-rise and high-rise residential developments in the midground and background.
Overall Visual Impact	The overall visual impact brought by the Proposed Redevelopment is therefore assessed as slightly to moderately adverse .

5.1.4 **VP2: Pedestrian Crossing at Junction of Berwick Street and Shek Kip Mei Street (Figure 5.2)**

Criteria	Assessment
Visual Composition	The foreground comprises views of the low-rise Shek Kip Mei Shopping Centre and the high-rise residential development of Belgravia Place along Berwick Street. The cluster of mid-rise residential development and the tower of Madison Park, together with an open sky view, are present as the background of this VP. Upon completion of the Proposed Redevelopment, it will be presented as a new structure in the midground.
Visual Obstruction	From this VP, a portion of the Proposed Redevelopment would be positioned behind and blocked by the Belgravia Place, while part of the building bulk will form an extension of the building profile as a mid-rise development. The upper level of the Proposed Redevelopment will result in a partial obstruction in the sky view and reduce the visual openness (further to the right of the photomontage). Nonetheless, the upper-level setback from 2/F facing Berwick Street has contributed to a visual relief by softening the building bulk of the Proposed Redevelopment.
Effect on Public Viewers	This VP represents mainly the perspectives of the pedestrians and the local community passing by the pedestrian crossing and their visual sensitivity would be low. With the increase of BHR, the Proposed Redevelopment would become a new visual component to public viewers along Berwick Street. With the incorporation of building setbacks at upper levels which would soften the building bulk of the Proposed Redevelopment, it could be seen as an extension to the medium to high-rise residential developments in the midground. Hence, the effect of the Proposed Redevelopment on the public viewers is considered to be slight .
Effect on Visual Resources	The open sky view in the background is the major visual resource of this VP. It is noted that there will be an obstruction to the sky view due to the building mass of the Proposed Redevelopment. Despite that, along with the sensitive façade design and the building setbacks from 2/F, the building bulk of the Proposed Redevelopment would be softened.
Overall Visual Impact	Hence, the overall visual impact of this VP is considered slightly adverse .

5.1.5 **VP3: Nam Cheong Street Sitting-out Area (No.1) (Figure 5.3)**

Criteria	Assessment
Visual Composition	The foreground comprises the pedestrian crossing at the junction of Nam Cheong Street and Un Chau Street. The view of a group of mid-rise buildings, including Diamond Building, Uni Hall and Rondall Building, along Nam Cheong Street is present in the midst of the traffic in the midground. The high-rise Mei Ying House with a portion of Lion Rock and sky view serves as the background for this VP. Due to the existing built-up features of this VP, the view towards the Proposed Redevelopment will be entirely blocked by Diamond Building and Uni Hall.
Visual Obstruction	Since the Proposed Redevelopment will be completely blocked by the existing buildings, there will be no further blockage or loss of views, nor a reduction in sky view openness resulting from the Proposed Redevelopment at this VP. Hence, the existing visual context and elements of this VP will remain undisturbed.

Effect on Public Viewers	This VP mainly represents the perspectives of kinetic pedestrians at the crossing, and static and recreational users at Nam Cheong Street Sitting-out Area, hence the visual sensitivity is considered to be medium. Since there will be no change in visual context to the public viewers between the existing condition and future condition with the Proposed Redevelopment, the effect on public viewers at this VP is considered to be negligible .
Effect on Visual Resources	From this VP, Nam Cheong Street serves as a visual corridor of this VP leading the view towards the Lion Rock and the sky. As the Proposed Redevelopment would be completely blocked by the existing buildings in the midground, the view towards the Lion Rock and the sky will be preserved.
Overall Visual Impact	In view of the above, the overall visual impact is considered as negligible .

5.1.6 **VP4: Mei Sang House Bus Stop (Figure 5.4)**

Criteria	Assessment
Visual Composition	The foreground comprises views of Mei Choi House and Block 23 of Shek Kip Mei Estate along Who Chai Street. A minor portion of Mei Hung House and Mei Shan House can be glimpsed between the building gap in the background. Limited sky view between buildings also serves as the background of this VP. Due to the existing built-up features of this VP, the Proposed Redevelopment will be mostly shielded by the existing buildings of Shek Kip Mei Estate.
Visual Obstruction	Since a substantial portion of the Proposed Redevelopment will be screened off by the buildings of Shek Kip Mei Estate in the foreground, only a minor portion of the Proposed Redevelopment is visible via the building gap between Block 23 and Mei Choi House. As there will be only a slight obstruction to the sky view resulting from the Proposed Redevelopment, there will be no significant change to the openness of the sky view.
Effect on Public Viewers	This VP represents mainly the perspectives of the local community and commuters awaiting buses at the Mei Sang House Bus Stop. The public viewers are transient in nature and their visual sensitivity can be regarded as low. The Proposed Redevelopment will only be presented as a small extension of the structures behind Mei Hung House and Mei Shan House in the background. Hence, the effect on the public viewers brought by the Proposed Redevelopment is considered negligible to slight .
Effect on Visual Resources	The partially shielded sky view is the major visual resource of this VP. The Proposed Redevelopment will only result in a very slight blockage of the sky view in between the building gap. The Proposed Redevelopment would not substantially change the existing visual condition, quality and character of this VP.
Overall Visual Impact	As such, the overall visual impact of this VP is considered negligible to slightly adverse .

5.1.7 **VP5: Pedestrian Crossing at Junction of Pak Tin Street and Berwick Street (Figure 5.5)**

Criteria	Assessment
Visual Composition	The foreground comprises views of a pedestrian crossing at the junction of Berwick Street and Pak Tin Street. Block 22 of Shek Kip Mei Estate and the mid-rise residential buildings along Berwick Street, including Sunning Mansion and Kam Yu Building, serve as a midground. The tower of High Point with a portion of sky view serves as the background for this VP. Upon completion, the Proposed Redevelopment will be partially blocked by the existing residential buildings in the midground.

Visual Obstruction	The Proposed Redevelopment would be partially screened off by the existing medium-rise residential buildings along Berwick Street. Upon completion, the Proposed Redevelopment will only slightly encroach onto the sky view. The overall sky openness from this VP would be slightly reduced.
Effect on Public Viewers	This VP represents mainly the perspectives of pedestrians at the junction and the local community with a transient nature and their visual sensitivity can be regarded as low. A minor portion of the Proposed Redevelopment will appear to public viewers with direct sightlines, despite that its building bulk perceived by the public viewers at this VP would be similar to the existing buildings in the foreground and midground and could be seen as an extension to the medium-rise residential buildings along Berwick Street. In this regard, the effect on the public viewers is considered to be negligible to slight .
Effect on Visual Resources	The major visual resource of this VP is the sky view. The upper portion of the Proposed Redevelopment will be presented as a new visual element and will slightly encroach onto the sky view between the residential buildings along Berwick Street. Despite this, with the incorporation of the building setbacks from 2/F, the building bulk of the Proposed Redevelopment would be softened.
Overall Visual Impact	Considering the limited blockage of the sky view, the overall visual impact of this VP can be considered as negligible to slightly adverse .

5.1.8 **VP6: Garden Hill Hiking Trail (Figure 5.6)**

Criteria	Assessment
Visual Composition	The foreground comprises views of the dense vegetation of Garden Hill. Clusters of medium to high-rise residential blocks are present in the midground. The panoramic views of the sky, mountain backdrop, and residential and commercial developments of varying heights serve as the background for this VP. Upon completion of the Proposed Redevelopment, it would integrate well into the background of the building clusters and the existing visual character would remain largely unchanged.
Visual Obstruction	From this VP, although only the upper portion of the Proposed Redevelopment can be viewed, the increase in BHR will not create any obstruction to the mountain backdrop and the open sky view. The overall visual permeability would be largely retained.
Effect on Public Viewers	This VP is situated at the Garden Hill Hiking Trail, which is a popular hiking spot in Hong Kong. It represents the perspectives of hikers walking from/to Garden Hill with a kinetic nature. Considering the popularity of this VP, its visual sensitivity can be regarded as high. The upper portion of the Proposed Redevelopment will appear to the public viewers at this VP but it would be similar to the existing buildings in the background. The existing visual character of the townscape of Sham Shui Po/Shek Kip Mei would remain largely unchanged. In this regard, the effect on the public viewers brought by the Proposed Redevelopment is considered negligible .
Effect on Visual Resources	The major visual resources of this VP are the mountain backdrop and open sky view in the background. The BH of the Proposed Redevelopment will continue to respect the existing character of the district without creating an obstruction to the sky view or the mountain backdrop. In addition, the adoption of façade colour design will ensure that the Proposed Redevelopment will blend into the background buildings.
Overall Visual Impact	In light of the above, the overall resultant visual impact brought by the Proposed Redevelopment is considered negligible .

5.2 Summary of Visual Change Appraisals

- 5.2.1 The appraisal of visual changes has taken into account the sensitivity of the public viewers and the effects of the visual changes to determine the overall visual impact at all six VPs.
- 5.2.2 As demonstrated in the photomontages, the Proposed Redevelopment will partially / largely be shielded, with only a portion visible in the three VPs (VPs 2, 4 and 5). Considering the slight blockage of the sky view, the overall visual impacts from these locations are assessed to be "negligible to slightly adverse" to "slightly adverse". There are two VPs (VPs 3 and 6) where the Proposed Redevelopment will be completely blocked by / blend into the existing buildings and/or the urban landscape, without obstructing the visual resources of the mountain backdrop and sky view, resulting in a "negligible" visual impact.
- 5.2.3 The remaining one VP (VP1), which is in closer proximity to the Application Site, is considered to have a "slightly to moderately adverse" visual impact in comparative terms, as the Proposed Redevelopment is perceived as a new structure and an extension of the existing building profile, leading to a partial blockage of the sky view in the background.
- 5.2.4 The overall visual impact of the Proposed Redevelopment is therefore assessed as "negligible" to "slightly to moderately adverse".
- 5.2.5 A summary of the visual change appraisal is presented in **Table 5.1** below.

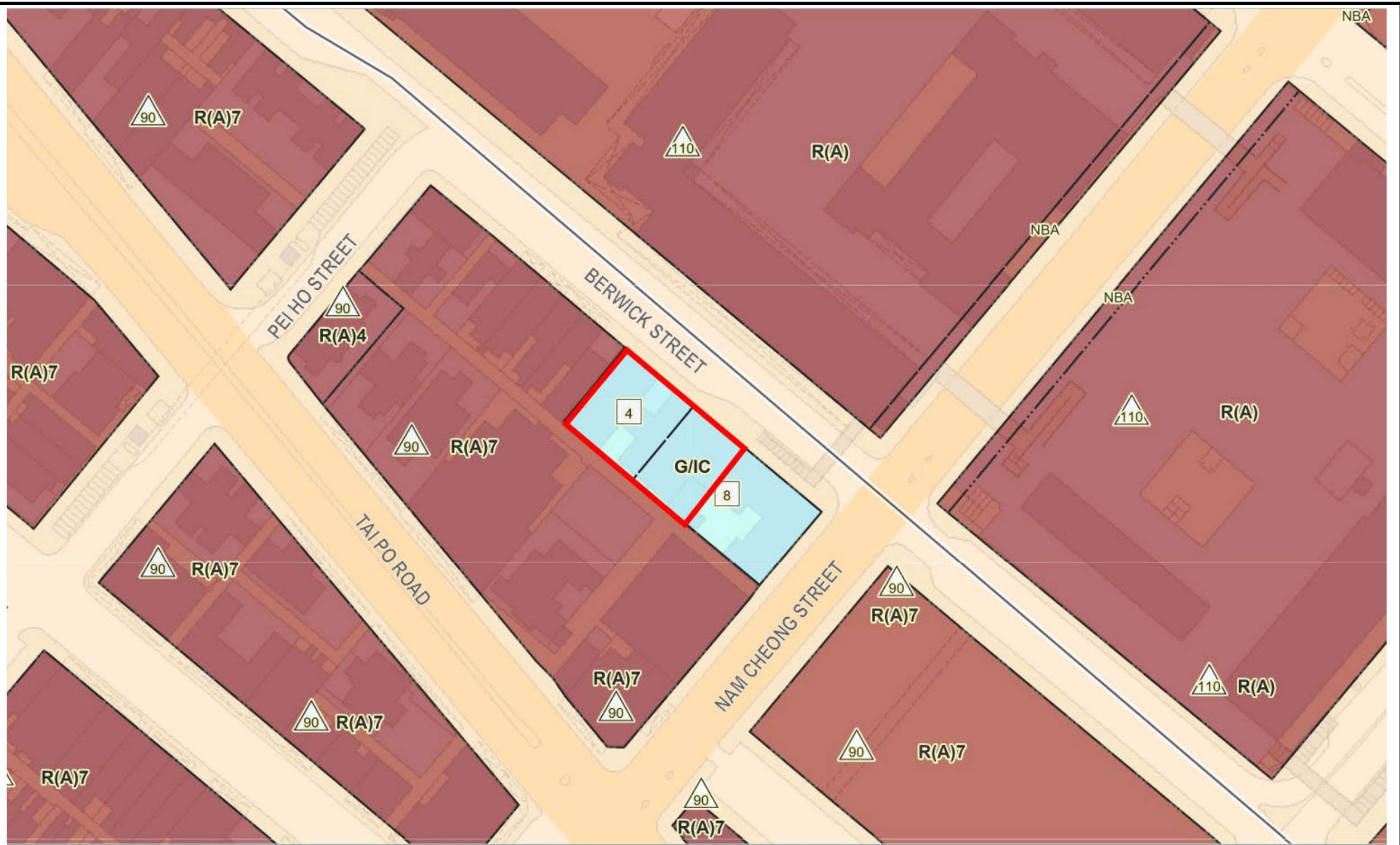
Table 5.1 Summary of Visual Change Appraisals

VPs	Description of VPs	Visual Sensitivity	Effect on Public Viewers	Overall Visual Impact
VP1 Podium of Shek Kip Mei Shopping Centre	View looking from the east of the Application Site at an elevated open space	Medium	Slight to Moderate	Slightly to Moderately Adverse
VP2 Pedestrian Crossing at Junction of Berwick Street and Shek Kip Mei Street	View looking from the southeast of the Application Site	Low	Slight	Slightly Adverse
VP3 Nam Cheong Street Sitting-out Area (No.1)	View looking from the southwest of the Application Site at a local open space	Medium	Negligible	Negligible
VP4 Mei Sang House Bus Stop	View looking from the northeast of the Application Site at a bus stop	Low	Negligible to Slight	Negligible to Slightly Adverse
VP5 Pedestrian Crossing at Junction of Pak Tin Street and Berwick Street	View looking from the northwest of the Application Site	Low	Negligible to Slight	Negligible to Slightly Adverse
VP6 Garden Hill Hiking Trail	View looking from the further northwest of the Application Site at Garden Hill	High	Negligible	Negligible

6 CONCLUSION

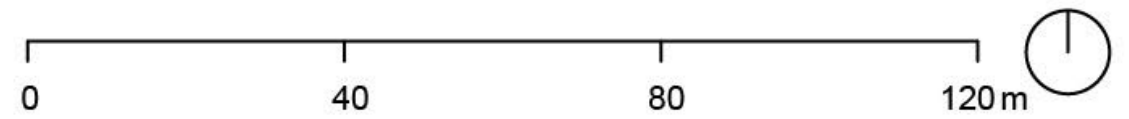
- 6.1.1 This VIA is prepared in support of the Section 16 Planning Application for Proposed Minor Relaxation of BHR for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon.
- 6.1.2 It has assessed the potential visual impact of the Proposed Redevelopment on the surrounding public viewers and visual resources against the existing conditions. It is prepared in the context of current and foreseeable future development with reference to the TPB PG-No. 41A.
- 6.1.3 The Assessment Area of the Proposed Redevelopment was first demarcated, and five VPs from key strategic and popular local vantage points, along with one additional VP of public importance, were identified. These six selected VPs comprised public views of different ranges of sight, visual sensitivity as well as different types of users, including the local community, pedestrians, commuters and recreational users. The composition of all the visual elements which come into sight of public viewers at each VP has been assessed.
- 6.1.4 As discussed in Chapter 5, in the majority of the VPs, the Proposed Redevelopment will partially / largely be shielded, with only a portion visible in the three VPs (VPs 2, 4 and 5). Considering the slight blockage of the sky view, the overall visual impacts from these locations are assessed to be "negligible to slightly adverse" to "slightly adverse". There are two VPs (VPs 3 and 6) where the Proposed Redevelopment will be completely blocked by / blend into the existing buildings and/or the urban landscape, without obstructing the visual resources of the mountain backdrop and sky view, resulting in a "negligible" visual impact. The remaining one VP (VP1), which is in closer proximity to the Application Site, the Proposed Redevelopment will be visible and result in some negative visual effects to the public viewers, therefore leading to a "slightly to moderately adverse" visual impact in comparative terms, as the Proposed Redevelopment is perceived as a new structure and an extension of the existing building profile, leading to a partial blockage of the sky view in the background.
- 6.1.5 Nonetheless, various mitigation measures, including the upper level setback from 2/F and the landscaped podium garden on 2/F, have been incorporated in the Proposed Redevelopment to address the anticipated visual impacts by allowing visual permeability and softening the building bulk. Other façade treatments, including the semi-open sky garden on 7/F, scattered balconies on multiple storeys, the private terrace on 11/F and sensitive façade treatments are also proposed. With the incorporation of the mitigation measures, the visible portion of the Proposed Redevelopment would blend into the existing surrounding townscape. The increase in BHR of the Proposed Redevelopment is also considered not visually incompatible with the surrounding context.
- 6.1.6 Overall, it is concluded that the Proposed Redevelopment will have "negligible" to "slightly to moderately adverse" visual impacts. Together with the adoption of mitigation measures, no significant adverse visual impact to the surroundings is anticipated.


Figures



Legend

 Application Site (Indicative Only)

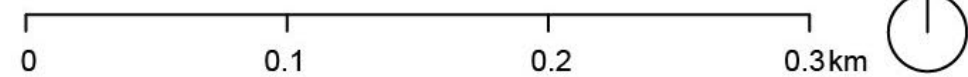


	PROJECT Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon	TITLE	
		Location Plan	
		PROJECT NO.	FIGURE
		PPCL-PLG-10128	1.1



Legend

Application Site (Indicative Only)



PROJECT

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

TITLE

Visual Context of the Surroundings

PROJECT NO.

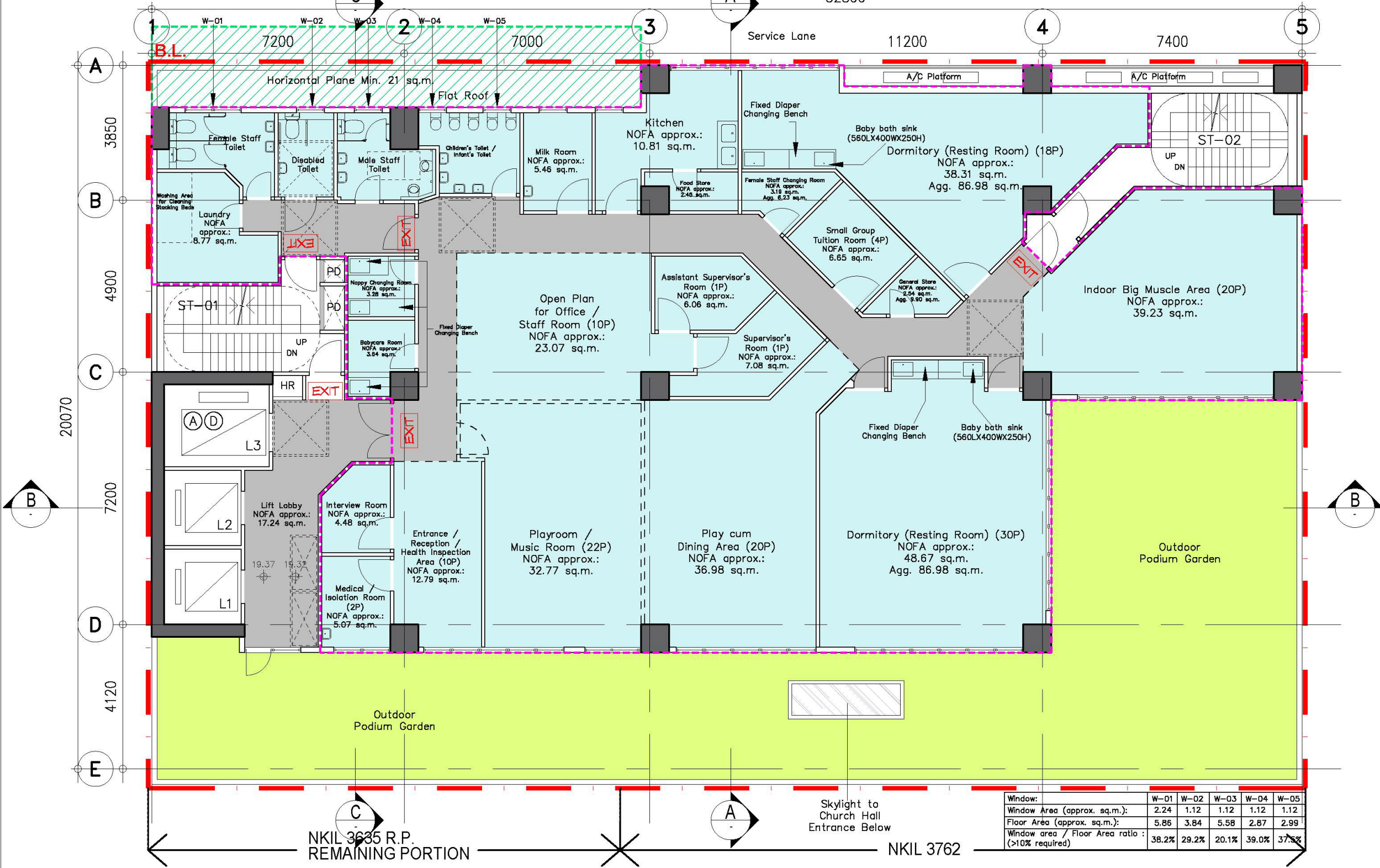
PPCL-PLG-10128

FIGURE

2.1

Legend

- CCC Area
- Circulation Space
- Greenery
- Registration Area of CCC



Window:	W-01	W-02	W-03	W-04	W-05
Window Area (approx. sq.m.):	2.24	1.12	1.12	1.12	1.12
Floor Area (approx. sq.m.):	5.86	3.84	5.58	2.87	2.99
Window area / Floor Area ratio : (>10% required)	38.2%	29.2%	20.1%	39.0%	37.5%



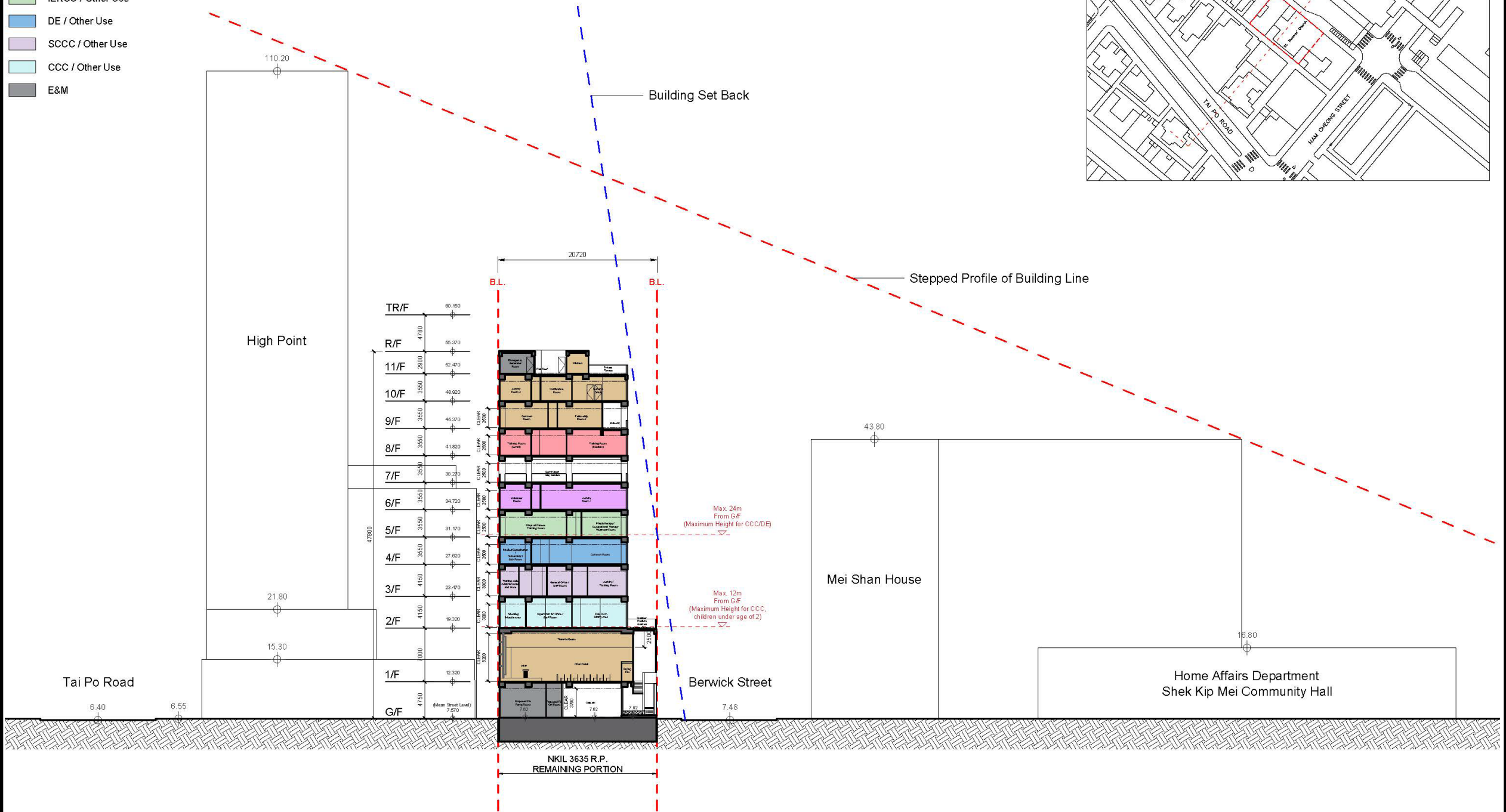
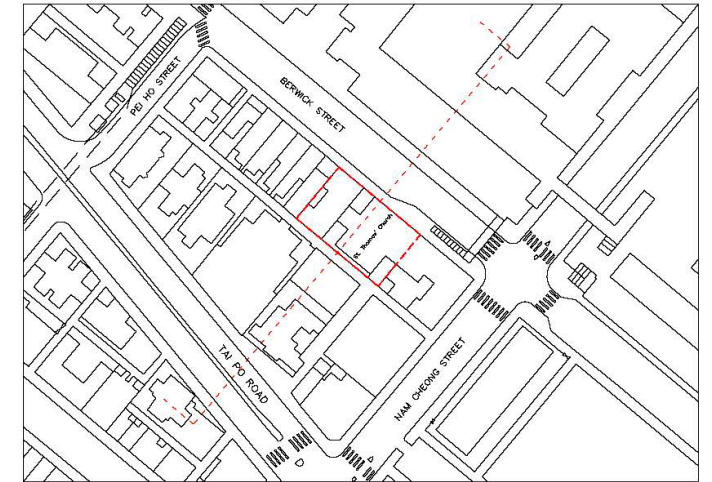
PROJECT
 Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at NKIL Nos. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon

TITLE
 Building Setbacks at Upper Level (2/F)

PROJECT NO. PPCL-PLG-10128	FIGURE 3.1
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LEGEND

- Saint Thomas' Church / Other Use
- SKHWC Area / Other Use
- NEC / Other Use
- IERSC / Other Use
- DE / Other Use
- SCCC / Other Use
- CCC / Other Use
- E&M



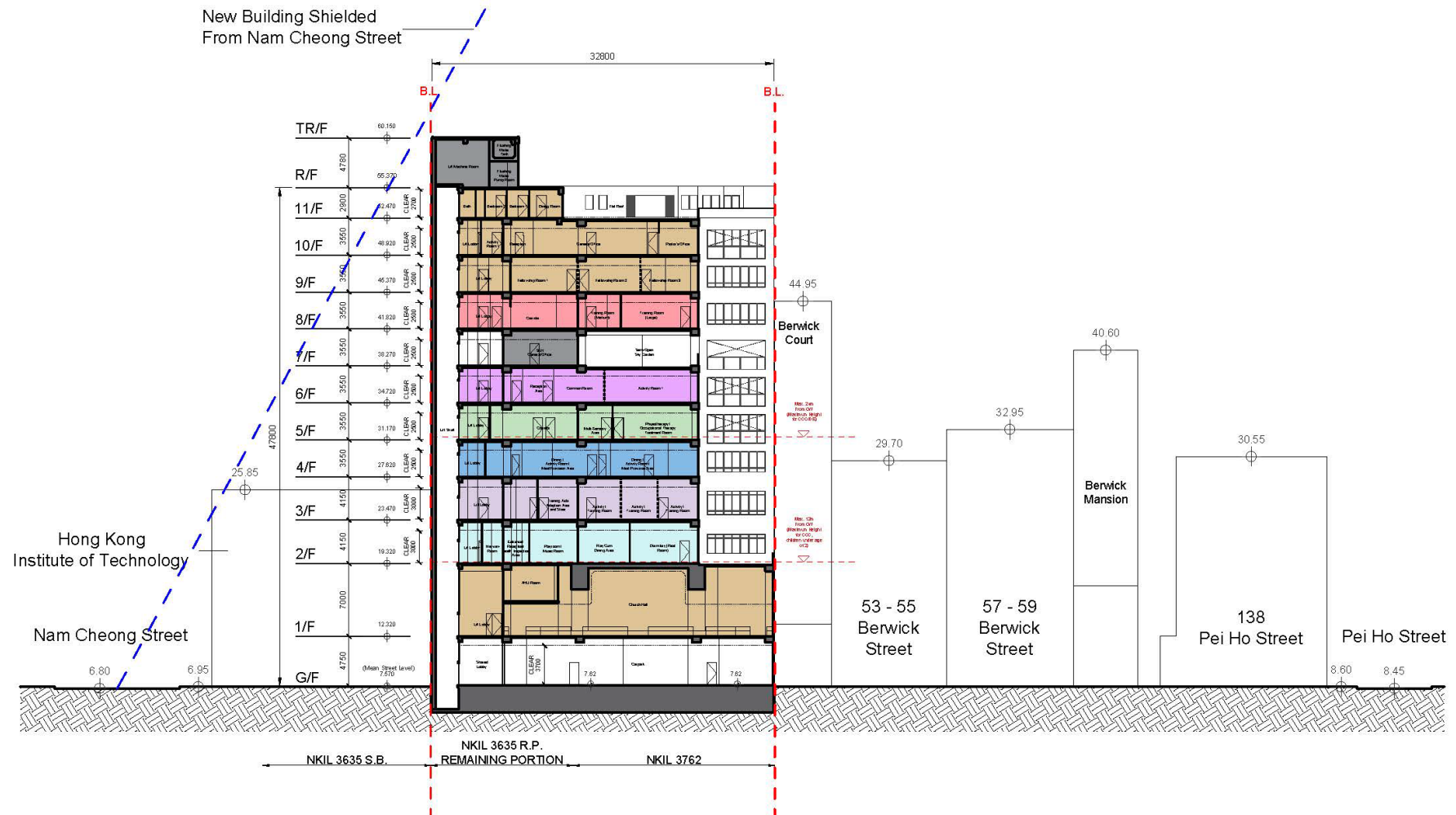
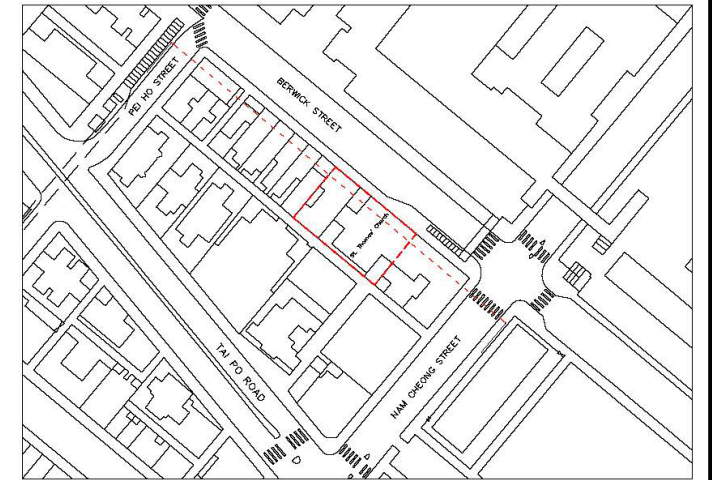
PROJECT

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

TITLE	
Section Plan (Cut Plane from Nam Cheong Street)	
PROJECT NO.	FIGURE
PPCL-PLG-10128	3.2

LEGEND

- Saint Thomas' Church / Other Use
- SKHWC Area / Other Use
- NEC / Other Use
- IERSC / Other Use
- DE / Other Use
- SCCC / Other Use
- CCC / Other Use
- E&M



PROJECT

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

TITLE

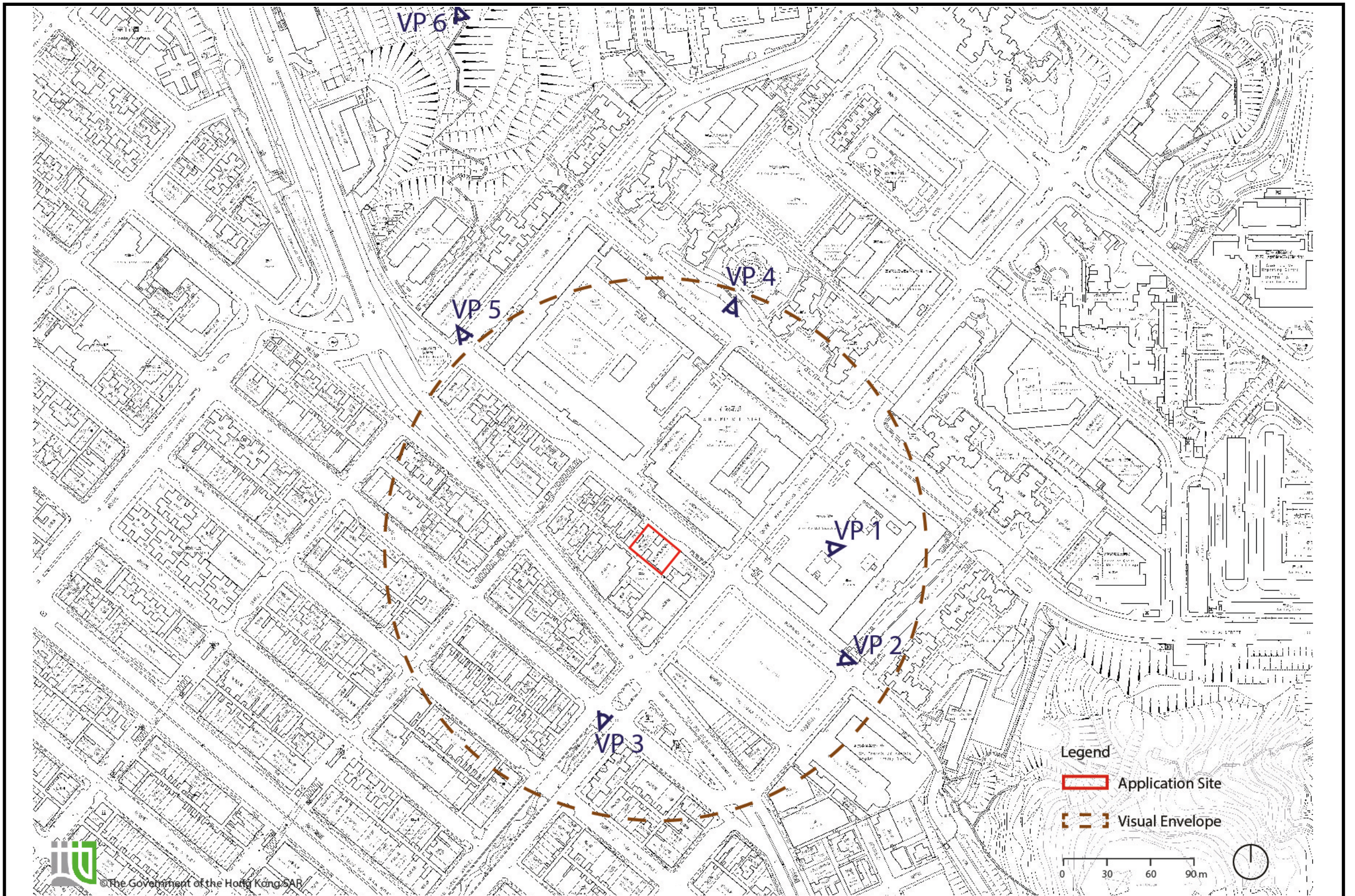
Section Plan
(Cut Plane from Berwick Street)

PROJECT NO.

PPCL-PLG-10128

FIGURE

3.3



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PROJECT

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

TITLE

Visual Envelope and Selected Viewpoints

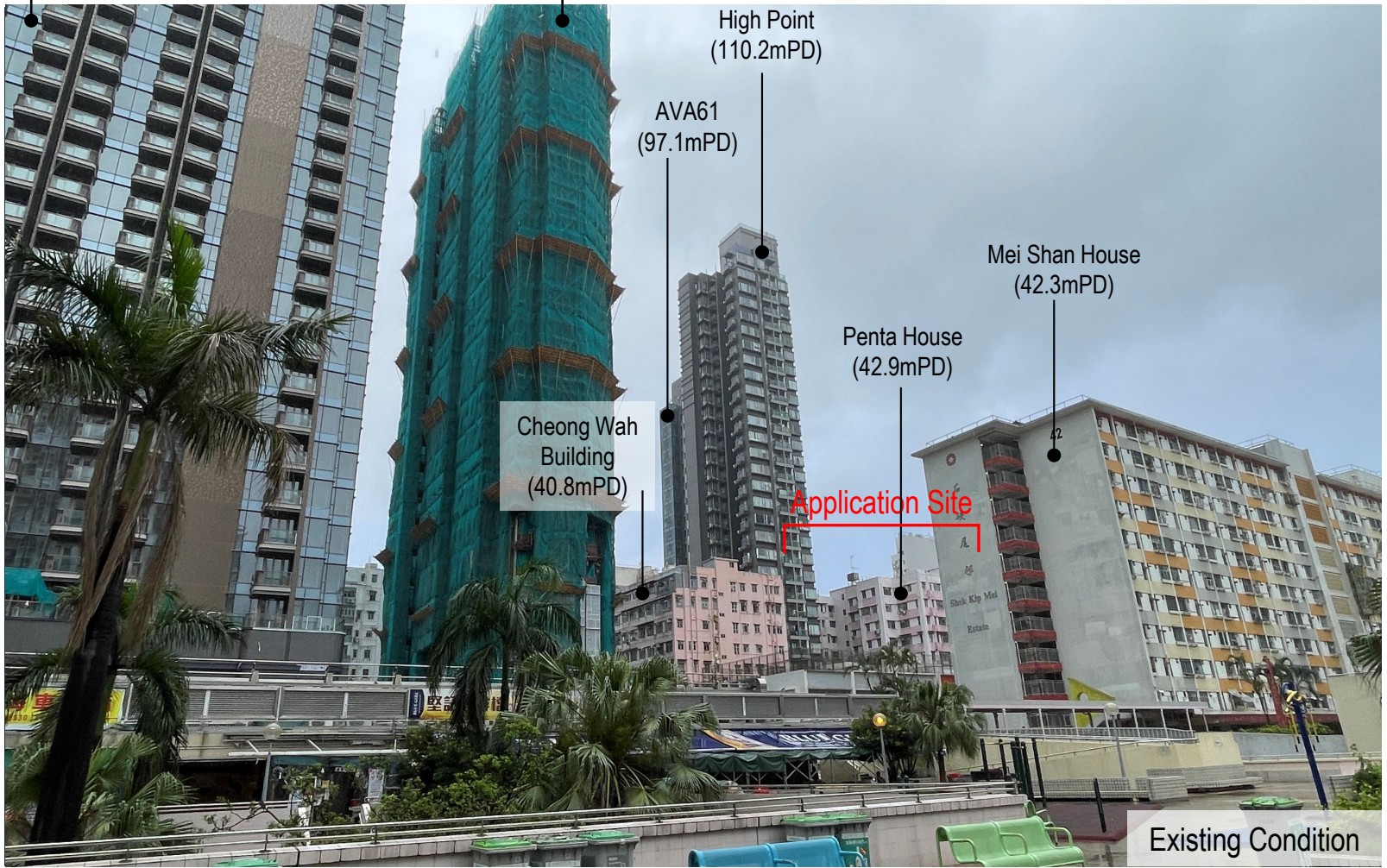
PROJECT NO.

PPCL-PLG-10128

FIGURE

4.1

Belgravia Place
(at a BHR of 90mPD)



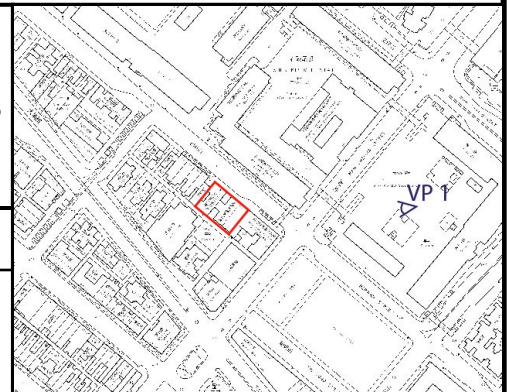
Existing Condition



Future Condition

PROJECT

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



PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.1	View Point 1 View from Podium of Shek Kip Mei Shopping Centre



Belgravia Place
(at a BHR of 90mPD)

Shek Kip Mei Shopping Centre
(12.1mPD)



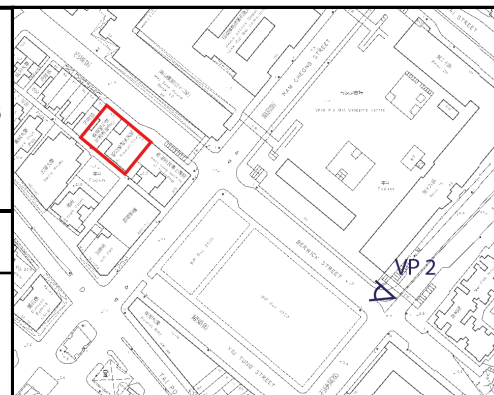
Existing Condition



Future Condition

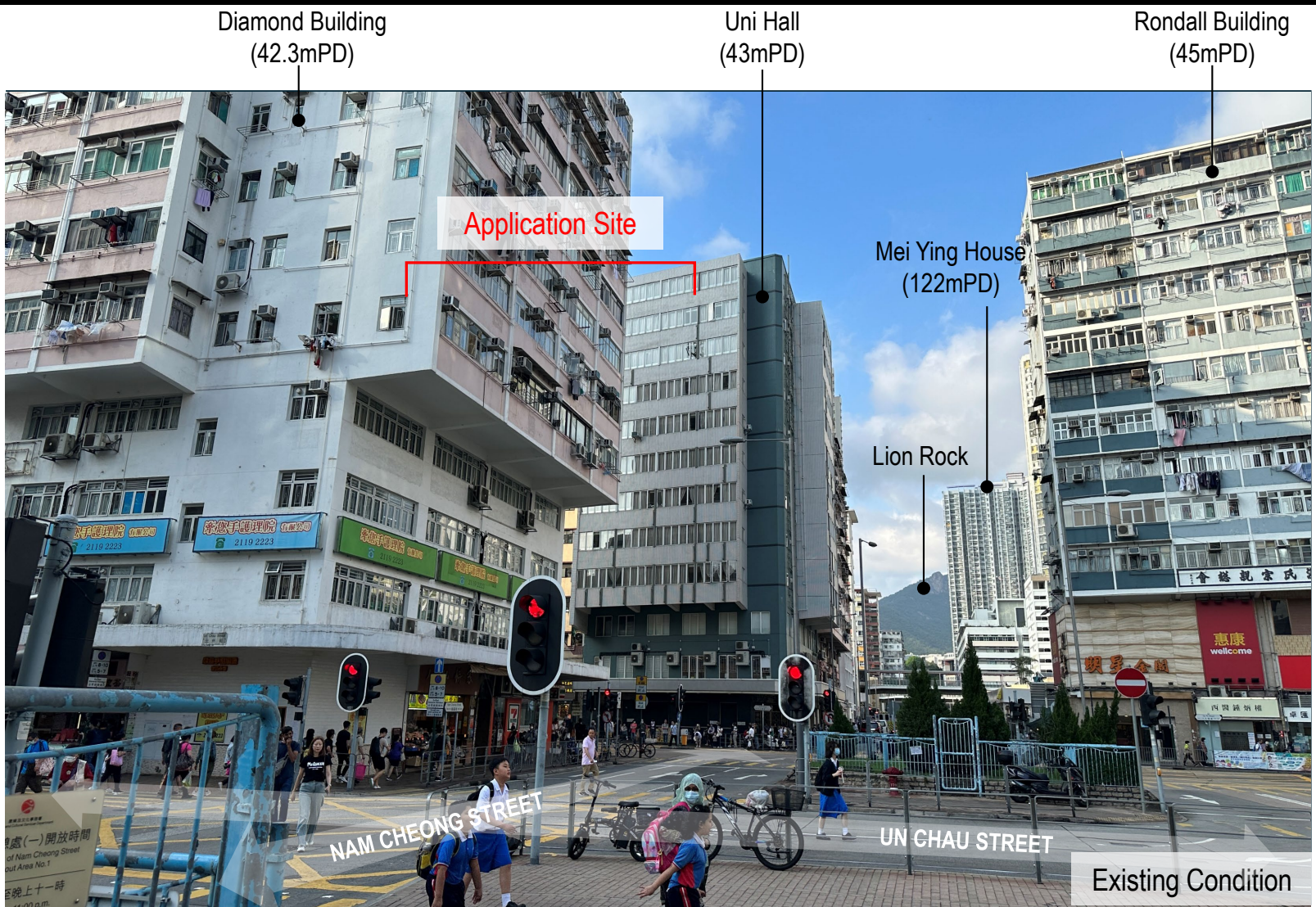
PROJECT

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



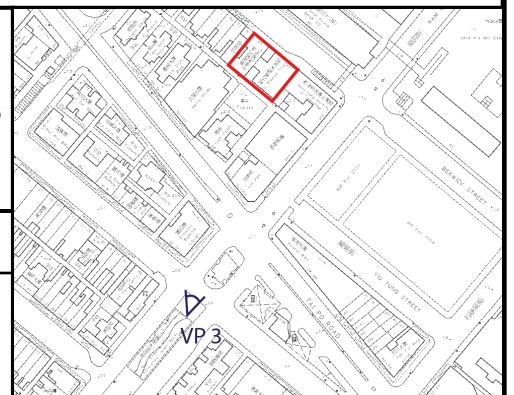
PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.2	View Point 2 View from Pedestrian Crossing at the Junction of Berwick Street and Shek Kip Mei Street





PROJECT

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



PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.3	View Point 3 View from Nam Cheong Street Sitting-out Area (No. 1)



Mei Choi House
(42.3mPD)

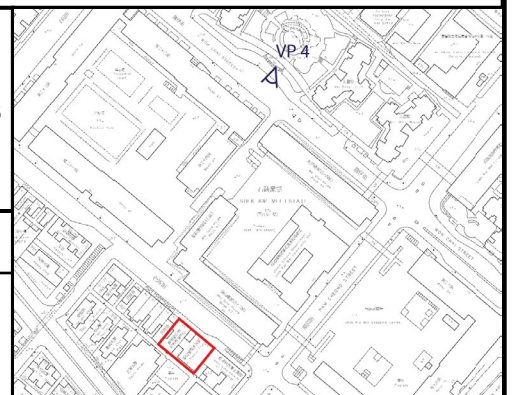
Mei Shan House and Mei Hung House
(42.3mPD)

Shek Kip Mei Estate Block 23
(44.3mPD)



PROJECT

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



PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.4	View Point 4 View from Mei Sang House Bus Stop



Shek Kip Mei Estate Block 22
(44.3mPD)

High Point
(110.2mPD)

Kam Yu Building
(43.7mPD)

Sunning Mansion
(45.2mPD)

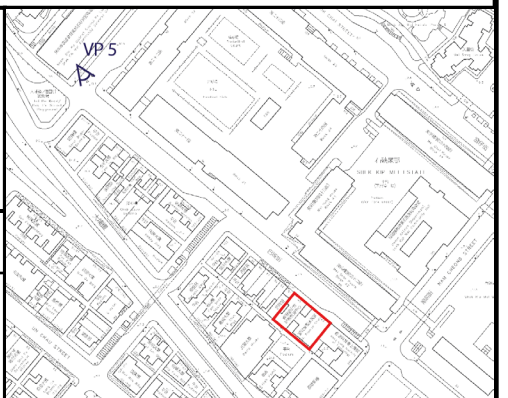
Application Site

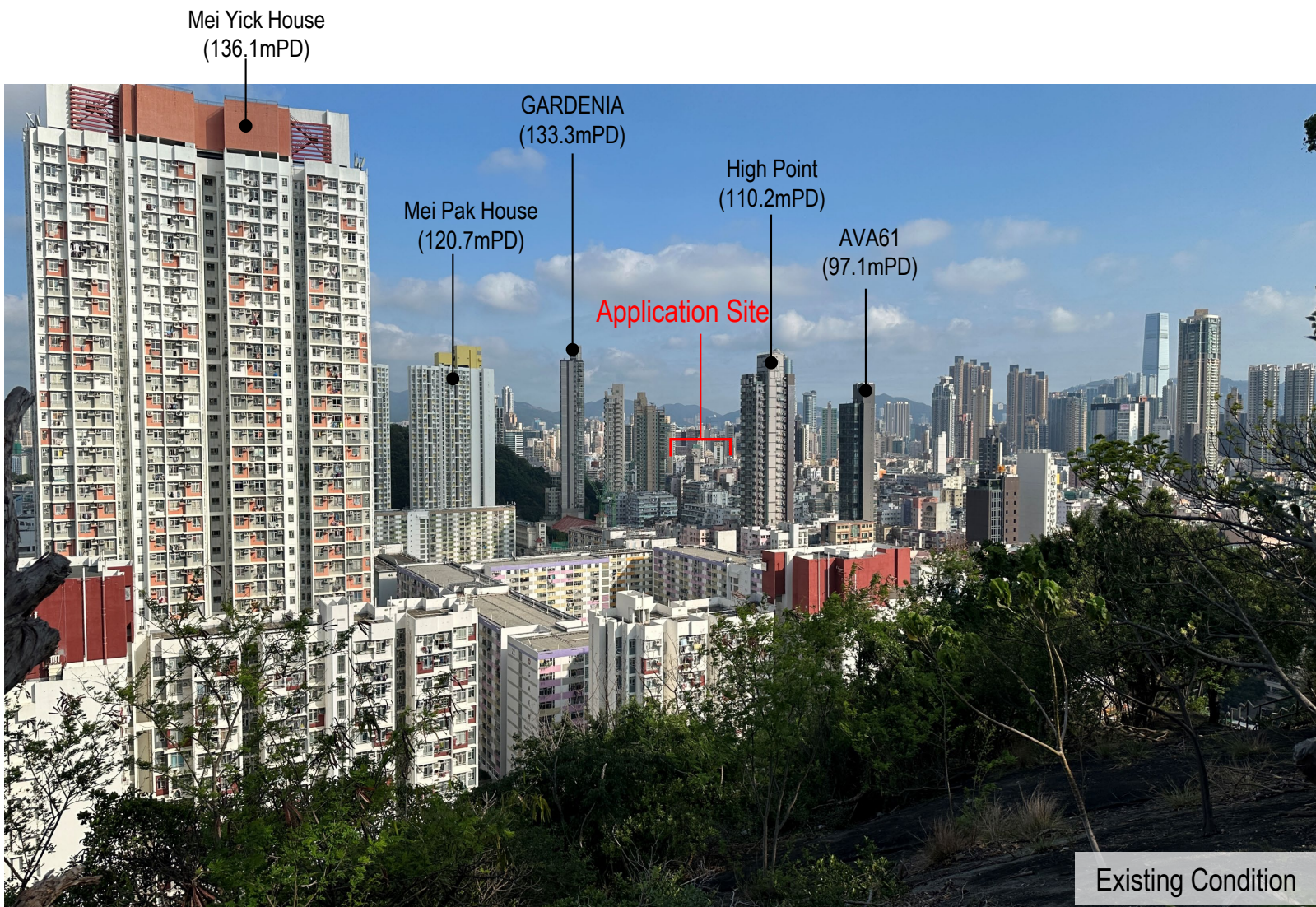


PROJECT

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

PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.5	View Point 5 View from Pedestrian Crossing at the Junction of Pak Tin Street and Berwick Street





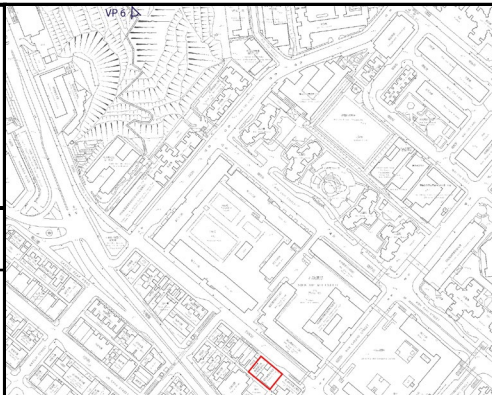
Existing Condition



Future Condition

PROJECT

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



PROJECT NO.	FIGURE	TITLE
PPCL-PLG-10128	5.6	View Point 6 View from Garden Hill Hiking Trail

