

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration (by the Metro Planning Committee of the Town Planning Board)</b>	<b>Approval Conditions</b>
A/K5/141	Proposed Religious Institution	19.7.1991	(1) and (2)

**Approval Conditions**

- (1) The proposed layout and structural viability should be to the satisfaction of the Principal Government Building Surveyor or of the Town Planning Board (the Board).
- (2) Time-limited condition for the commencement of development.

**Similar Application**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration (by the Metro Planning Committee of the Town Planning Board)</b>	<b>Approval Conditions</b>
A/K5/709	Proposed Minor Relaxation of Building Height Restriction for a Proposed Church cum Kindergarten Development	7.10.2011	(3) and (4)

**Approval Conditions**

- (3) The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Board.
- (4) The provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Board.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that:
- (i) the lot owners have to apply to LandsD for a lease modification or land exchange (as appropriate). However, there is no guarantee that the lease modification or land exchange application will be approved. Such application will be considered by LandsD acting in the capacity of Landlord at its sole discretion and subject to policy support from the Labour and Welfare Bureau and Home and Youth Affairs Bureau (HYAB) for the proposed social welfare facilities and religious facilities respectively, as well as from the Education Bureau and HYAB for the existing affected facilities. In the event any such application is approved, it would be subject to such terms and conditions including, amongst others, the payment of premium and administrative fee as appropriate imposed by LandsD;
  - (ii) New Kowloon Inland Lot (NKIL) Nos. 3635 RP and 3762 (the Lots) are currently owned by two different parties. All owners of the Lots will have to apply jointly to LandsD for the lease modification/land exchange;
  - (iii) the applicant proposed to provide high headroom at G/F (floor-to-floor height of 4.75m) and 1/F (clear headroom of 6.2m) in paragraph 4.4.2 of the Supporting Planning Statement (SPS). The proposed provision of high headroom (together with its related gross floor area calculations) will be examined in details during the lease modification/land exchange stage;
  - (iv) the applicant also proposed to provide a canopy with 2m in depth and 13.4m in length above the pedestrian entrance in paragraph 4.4.4 of the SPS. The proposed provision of canopy will be examined in details during the general building plan submission stage. That said, the applicant is advised to consult relevant departments to see if the proposed provision of canopy in such dimension is acceptable;
  - (v) regarding the proposed road widening and relocation/permanent removal of car parking spaces along Berwick Street that fall outside the Lots proposed by the applicant, as per paragraphs 4.5 and 4.6 of the SPS, the applicant proposed to (i) shift one disabled parking space approximately 15m to the west; (ii) permanently remove three existing metered car parking spaces; and (iii) widen the footpath. The applicant is required to confirm if the three existing metered car parking spaces to be permanently removed will be re-provided in total of four metered car parking spaces to Pak Tin Street and Woh Chai Street (as proposed in the traffic impact assessment report dated 29.6.2023);
  - (vi) the applicant is required to work out in details with relevant departments on the implementation arrangements of the proposed works in paragraph (v) above (including any statutory procedures, future management and maintenance etc.) during the lease modification/land exchange stage; and
  - (vii) the technical assessments and mitigation measures proposed therein, if any, should be completed to the satisfaction of the concerned departments.

- (b) to note the comments of the Commissioner for Transport that:
- (i) the proposed provision of vehicular access for the redevelopment shall comply with the lease requirements;
  - (ii) the applicant shall commit to relocate the existing disabled parking space and metered parking spaces near the proposed vehicular access, conduct necessary local consultation and implement the relocation at his own cost;
  - (iii) the parking and loading/unloading (L/UL) provision of the redevelopment is proposed according to the operational needs instead of following the requirements of the Hong Kong Planning Standards and Guidelines. The applicant should provide justification and mitigation measures for the deviation in the proposed provision, such as by carrying out utilisation surveys of the existing public car parking spaces in other existing developments/kerbside L/UL areas nearby to provide spare capacity to cope with the outstanding demand; and
  - (iv) the applicant shall issue reminder/notice to all staff and visitors of the development that no parking space for private cars will be available within the development and public transport should be taken.
- (c) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department (HyD) that:
- (i) the headroom of the proposed canopy over public footway shall not be less than 3500mm and the projection on footway shall have a minimum set back of 600mm from kerblines;
  - (ii) the lot owner is required to maintain the canopy at the cost of the lot owner;
  - (iii) the lot owner shall at his own expense and to the satisfaction of HyD remove the canopy when it is necessitated by any road widening / realignment, improvement and maintenance works or any works related to public utilities. The lot owner shall not be entitled to any claim and compensation from the Government;
  - (iv) the structure of the building shall be designed to cater for the removal of the canopy required under (iii) above at the expense of the lot owner;
  - (v) any canopy shall be provided with adequate surface water drainage facilities in order to avoid nuisance to the public; and
  - (vi) the widened footpath shall be constructed up to the satisfaction of HyD. Excavation Permit shall be applied for any excavation on public roads.
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
- (i) an Authorized Person should be appointed to ensure any building works are in compliance with the Buildings Ordinance (BO). In particular, the building portion on the Lots is not a stand-alone building but has physical connection to

the building portion on GLA-NK779. Should the part of the building in the Lots be demolished for redevelopment, structural stability and self-sustainability to the remaining building portion on GLA-NK779 should be justified and adequate precautionary measure should be provided;

- (ii) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under BO should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works; and
  - (iii) detailed comments under the BO will be given at the building plan submission stage.
- (e) to note the comments of the Director of Fire Services that:
- (i) the height restriction as stipulated in S.19 of the Child Services Regulations, Cap 243A shall be followed. As Social Welfare Department is the licensing authority of social welfare facilities, detailed requirements in relation to fire safety will be issued by them upon formal applications. In the meantime, requirements and relevant guidelines for Child Care Centre and Special Child Care Centre shall be strictly followed; and
  - (ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral of application via relevant licencing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that for compliance of site coverage of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152, submission should be made to BD for comments and approval.

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月19日星期二 23:36  
收件者: tpbpd/PLAND  
主旨: A/K5/878 Hong Sheng Kung Hui St. Thomas' Church, Berwick Street,  
類別: Internet Email

A/K5/878 Hong Sheng Kung Hui St. Thomas' Church

43-45 Berwick Street, Sham Shui Po

Site area: About 685.7sq.m

Zoning: "GIC"

Applied development: Religious Institution and Social Welfare Facility / 1 Tower / 2 Penthouse Suites with terrace // PR 8.54 / 60mPD / 12 floors (300%) / SC 98% / 165sq.m OS / 4 Vehicle Parking

Dear TPB Members,

Another religious body reaching for the heavens. And they are applying for MINOR BHR!! Once again, it is high time that some restrictions be imposed with regard to abuse of this term. Three times the original cannot be considered as minor.

Object to far too much space devoted to HSKH private use, offices, etc. In addition there are staff offices on each floor. Excessive percentage of GFA devoted to uses that are not related to the benefit of the community.

Services provided on 5 floors only

Child Care Centre 59 Places

Special Child Care Centre 30 Places

Day Care Centre for the Elderly 40 Places

Neighbourhood Elderly Centre

Integrated Elderly Rehabilitation Services Centre

Note that the tax payer will fund most of these services not the church.

These facilities provide limited community care. Expectations would be that the majority of the building be devoted to providing assistance on a more elevated level.

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The location is beside a one of the largest PH estates in Kowloon.

Object also to the penthouse flats, one with a very large terrace, Three bedrooms, living room + a study, this level of comfort is exceptional, particularly in an area like Sham Shui Po. Units at nearby Belgravia Place range in size from 177 to 756 sq. ft. with small balconies. And these are the private homes. The PH units are much smaller. Pastors should live in the same type of accommodation as the community they say they serve.

Sheng Kung Hui spent hundreds of millions of dollars some years ago acquiring a range of units in various districts. GIC should be used for genuine community services, SKH is one of the largest landlords in HK and as such has ample stock of units to cater for its personnel. When it was revealed at the Pok Fu Lam OZP meeting that HKU owns 17 residential tower blocks while applying for more land at a nominal sum for a development that included residential units, both TPB members and local residents present were appalled.

Hong Kong is now part of China. That the community continues to pander to religious organizations underlines the fact that some historic colonial practices that should have been eliminated still prevail.

There is also the issue the redevelopment will have on the adjacent HK Institute of Technology. ITS building is part of the same development and they share a roof.

<https://www.hkit.edu.hk/en/about-hkit/history/>

Members must question what impact the project would have on its operations. With the focus now on Innotech, this institution is as important as our universities in grooming candidates with the expertise required to fill the many tech focus jobs that Northern Metro project should generate.

The board has a responsibility to ensure that projects on "GIC" sites with no land premium should be subject to critical review to ensure that community interests are at the core.

Mary Mulvihill

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

**參考編號** 260519-233959-32417  
**Reference Number:**

**提交限期** 19/05/2026  
**Deadline for submission:**

**提交日期及時間** 19/05/2026 23:39:59  
**Date and time of submission:**

**有關的規劃申請編號** A/K5/878  
**The application no. to which the comment relates:**

**「提意見人」姓名/名稱** 先生 Mr. Wong Kwan Chiu  
**Name of person making this comment:**

**意見詳情**  
**Details of the Comment :**

As per the indicative renderings of the building facade proposed by the Applicant, the area of the "Holy Cross" of the Proposed Development has a substantially larger footprint than the original Cross of the existing, as demonstrated in the site photos shown by the Applicant. In view that there are residential developments, would the Applicant evaluate the visual impact of such an imposing religious design to the residents of the Shek Kip Mei Estate?