



Date : 28 May 2026
Our Ref. : PPCL/PLG/10128/L009

Tsuen Wan and West Kowloon District Planning Office
27/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road, Tsuen Wan, New Territories

Attention: Mr. LAW Ho Hei, Matthew (STP/Sham Shui Po)

By Email

Dear Mr. Law,

Planning Application No. A/K5/878
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

Submission of Further Information

We refer to the departmental comments received via the Tsuen Wan and West Kowloon District Planning Office ("DPO") in respect of the captioned application and hereby submit a Further Information ("FI") for the Town Planning Board's consideration. Please find appended the following documents for your onward processing:

- **Responses to Departmental Comments**
- **Annex 1** – Replacement Pages of the Planning Statement
- **Annex 2** – Replacement Pages of Preliminary Environmental Review
- **Annex 3** – Replacement Pages of Sewerage Impact Assessment
- **Annex 4** – Revised Architectural Drawings
- **Annex 5** – Revised Landscape Drawings
- **Annex 6** – Replacement Pages of Visual Impact Assessment

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any questions, please feel free to contact Miss Natalie Wong or the undersigned at 2329 8092. Thank you for your attention.

Yours faithfully,
For and on behalf of

PlanPlus Consultancy Limited

A handwritten signature in blue ink, appearing to read 'Kenneth Chan', is written over a horizontal line.

Kenneth Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. WONG Hon Yip (TP/SSP3)

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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 Application No. A/K5/878

Further Information 1

May 2026

Reference : PPC-PLG-10128

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 6.5.2026 (Contact Person: Mr. YU Wai-ho, Tel: 2399 2479)		
1.	The proposed provision of vehicular access for the redevelopment shall comply with the lease requirements.	Noted.
2.	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.	Noted and as agreed during the discussion, relevant information has been supplemented in Section 4.6.2 of the Planning Statement. Replacement pages of the Planning Statement are in Annex 1 .
3.	The parking and loading / unloading provision of the redevelopment is proposed according to the operational needs of HKSKH instead of following the requirements in HKPSG. The applicant should provide justification and mitigation measures for the deviation in the proposed provision, such as by carrying out utilization surveys of the existing public car parking spaces in other existing developments / kerbside loading and unloading areas nearby to provide spare capacity to cope with the outstanding demand.	Please note that the applicant will closely manage the loading / unloading provision for the daily operation need in order to not exceed the parking of the loading bay. As agreed during the discussion, the relevant survey shall be conducted at a later stage upon obtaining planning approval.
4.	The applicant shall issue reminder / notice to all staff and visitors of the development that no parking space for private cars is available within the development and public transport should be taken.	Noted and as agreed during the discussion, relevant information has been supplemented in Section 4.5.2 of the Planning Statement. Replacement pages of the Planning Statement are in Annex 1 .
2. Comments from Environmental Protection Department received on 11.5.2026 (Contact Person: Sam CHEUNG, Tel: 2835 2398)		
Please find our comments on the PER and SIA for completeness and correctness.		
Comments on the PER		
1.	Under Section 7.2.6, please review if "Proposed RCP" should be read as "Proposed Redevelopment".	Noted, Section 7.2.6 has been updated accordingly. Please refer to the replacement pages of PER in Annex 2 of this FI submission.
2.	Under Section 7.3.11 and 7.4.3, please revise to "Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)"	Noted, Section 7.3.11 and 7.4.3 have been revised accordingly. Please refer to the replacement pages of PER in Annex 2 of this FI submission.
3.	Under Section 7.4.2, please revise "511.92kg/person/day" to "511.92kg /day".	Noted, Section 7.4.2 has been updated accordingly. Please refer to the replacement pages of PER in Annex 2 of this FI submission.
Comments on the SIA		
Submission log		
4.	The submission log shows the Issue Date of Issue No. 1 and Issue No. 4 are both in March 2026. Please review and revise.	Noted, the submission log has been revised accordingly. Please refer to the replacement pages of SIA in Annex 3 of this FI submission.
Table 6-3		
8.	The columns "Revised ADWF", "Contributing Population" and "Total Peak Discharge" presented in Table 6-3 are inconsistent with the detailed calculation in Appendix 7-1 as	Noted, Table 6-3 has been updated accordingly. Please refer to the replacement pages of SIA in Annex 3 of this FI submission.

Item	Departmental Comments	Applicant's Responses
	indicated in Section 6.4.1. Please review and revise.	
Appendix 7-1		
9.	Please review whether the unit of "Hydraulic pipeline roughness (m)" should be read as "(mm)".	Please be clarified that the unit of "hydraulic pipeline roughness" is in meter (m) for the calculation in Colebrook-White formula. Conversion from mm to m has been applied. Please refer to the replacement pages of SIA in Annex 3 of this FI submission.
10.	It appears that the proposed development will not contribute to the sewage flow of sewer segment between manholes FMH4016713 and FGJ4000740, please remove the information "Project Site Peak Flow Occupancy, 0.2%" in Appendix 7-1 for factual correctness.	Noted, Appendix 7-1 and Table 7-1 have been updated accordingly. Please refer to the replacement pages of SIA in Annex 3 of this FI submission.
3. Comments from District Planning Office of Planning Department (Contact Person: Mr. WONG Hon-yip, Tel: 2417 6261)		
Please find our below further observations on the submission:		
Planning Statement (PS)		
General comments		
1.	Please specify the structural works conducted to separate the exiting HKSKH St. Thomas Church and the Hong Kong Institute of Technology, and clarify whether the proposed construction works of the redevelopment would give rise to any safety concerns in respect of structural engineering aspects.	<p>There are physical walls between the two buildings to separate the uses of the church and Hong Kong Institute of Technology (HKIT). There is also no interior connection or access between the two buildings.</p> <p>Based on the existing record plan (1965), the Hong Kong Institute of Technology (Former St.Thomas School Building) is a self-standing structure, structurally separated from HKSKH St. Thomas Church. Nevertheless, the applicant will carry out a detailed structural survey of the adjacent buildings to assess their structural stability during the detailed design stage.</p>
2.	Please provide the building height, GFA and site coverage of the existing HKSKH St. Thomas Church and the Religious Education Resource Centre (RERC).	<p><u>Building height (about) at main roof</u></p> <ul style="list-style-type: none"> • 21mPD (Religious Education Resource Centre) • 26mPD (St. Thomas' Church) <p><u>GFA (about)</u> Religious Institution: 2,400m² (including 290m² for ancillary domestic use)</p>
Specific comments		
3.	Para. 2.3.4 – Please review if the sentence should read as "To the immediate south and southwest of the Application Site are a group of medium- to high-rise private residential developments including DeLight Court, High Point, Berwick Mansion, Tin Yat Estate, Penta	Noted and updated accordingly. Replacement pages of the Planning Statement are in Annex 1 .

Item	Departmental Comments	Applicant's Responses
	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."	
4.	Para. 2.3.5 – Please review if the sentence should read as "To the immediate west of the Application Site are residential buildings including Berwick Court, DeLight Court , Ka Shun Building, and Kam Shan House and Berwick Mansion . These buildings fall within " R(A)4 " and "R(A)7" zones, which is are subject to a maximum BH of 90mPD..."	Noted and updated accordingly. Replacement pages of the Planning Statement are in Annex 1 .
5.	Chapter 4.2 – Please clarify the eligibility criteria and admission arrangements for all proposed social welfare facilities, including DE, IERSC, NEC, CCC and SCCC. In particular, please indicate whether these facilities will be open to the general public, restricted to referrals from relevant authorities, or subject to other specific eligibility requirements.	All social welfare facilities are open to the public and may accept referrals from relevant departments. Details of the eligibility criteria and admission arrangements for the welfare services will be determined at a later stage and will be subject to government policy.
6.	Para. 4.2.8 – Please advise the non-domestic GFA allocation for 'Religious Institution' and 'Social Welfare Facilities' uses in the current scheme	Total GFA: Not more than 6,032m ² <ul style="list-style-type: none"> • Social Welfare Facilities: About 3,642 m² • Religious Institution: About 2,390 m² (including not more than 200m² for ancillary domestic use)
7.	Para. 4.3.1 of the Planning Statement – Please clarify if there is a separate entrance for the Church Hall and the welfare facilities.	There is one entrance of the Proposed Development located on the G/F. Both the users of religious facilities and social welfare facilities will access the Proposed Development via the G/F entrance. The relevant sentence has been removed from Para 4.3.1. Replacement pages of the Planning Statement are in Annex 1 .
8.	Para. 4.4.4 – Please advise if the canopy would cover the full building façade facing Berwick Street. If not, please provide the reasons.	As advised by the Applicant, the revision to the canopy design is subject to agreement with the SWD regarding the funding allocation for the proposed redevelopment. The Applicant will explore design options to extend the canopy to cover the full façade of the building facing Berwick Street at the detailed design stage.
9.	Section 4.6 – Please clarify both the current width of the footpath and the proposed extent of footpath widening, with measurements specified in metres.	A portion of the footpath outside the St Thomas Church and HKIT is about 5m wide, whereas the portion outside the Religious Education Resource Centre (RERC) is about 3m wide. The proposed design will widen the footpath outside the RERC to 5m in width.
10.	Figure 5 – For the sake of clarity, please review if the annotation of 'Proposed disabled parking space' should read as 'Conversion of metered parking space to disabled parking space'	Noted and updated accordingly. Replacement pages of the Planning Statement are in Annex 1 .
11.	Section 5 – Please advise if the activity rooms in HKSCH St. Thomas Church would be lent to the nearby social welfare facilities as needed, and if this arrangement would be	The activity rooms in HKSCH St. Thomas Church would be lent to the nearby social welfare facilities as needed, and this arrangement would be continued after the

Item	Departmental Comments	Applicant's Responses
	continued after the redevelopment.	redevelopment.
12.	Please extract your previous responses to PlanD's comments (i.e. the Item nos. 1(1 st point), 3, 4(b), 5, and 7 in the R-to-C table submitted on 17.4.2026) in this R-to-C table.	Noted and attached below.
Previous R-to-C submitted to DPO in response to the pre-submission comments		
1.	Section 2 – Since the existing buildings are occupied by various uses, please provide a timeline as background information to illustrate the different current and past uses (e.g. St. Thomas' Church, Religious Education Resource Center, Hong Kong Institute of Technology (HKIT) and the St. Thomas' Primary School previously located at the site), and explain the relationship to the building height restrictions on the OZP.	<p>The timeline of uses of existing buildings at the Application and the adjoining HKIT is summarised as follows:</p> <ul style="list-style-type: none"> - St. Thomas' Church (since 1965-current) - Religious Education Resource Center (RERC) (1978-current), which was a former St. Thomas Polyclinic (around 1955 to 1978) - Hong Kong Institute of Technology (2011-current), which was formerly the St. Thomas' Primary School <p>Under the EDB's policy, St. Thomas' Primary School was converted from a half-day to a whole-day operation. Owing to an increase in student numbers, the former St. Thomas' Primary School was relocated to a new campus at 145 Pratas Street, Sham Shui Po, in 2011.</p>
3.	<p>- Section 4 – Please supplement the measures to ensure the building structure and the daily operations of HKIT would not be affected during the redevelopment of the St. Thomas' Church.</p> <p>Please advise if HKIT and the nearby residents were consulted on the redevelopment proposal.</p>	<p>- During the construction phase of the Proposed Redevelopment, appropriate mitigation measures and good site practices relating to air quality, noise, and waste will be implemented, no significant adverse disturbance and impact on HKIT is anticipated. Please refer to Annex 6 Preliminary Environment Review, for detailed assessments and mitigation measures.</p> <p>HKIT and the nearby residents were informed of the redevelopment proposal. Public consultation will also be conducted during the upcoming section 16 application.</p>
4(b).	please also clarify if the roof-top structures (including the coverage and height) should be counted towards building height in accordance with the requirements under JPN No. 5.	<p>With reference to the JPN No. 5, the coverage and height of the roof structures do not exceed 50% and 10%, respectively. The following calculations are provided for information:</p> <ul style="list-style-type: none"> - Height of rooftop structures: 4.78m (not exceeding 10% of the BH)

Item	Departmental Comments	Applicant's Responses
	<p>5. Para. 4.1.7 – Please supplement in the PS the information on the aided social welfare facilities and self-financed social welfare facilities in your proposal, and please explain the rationales for selecting the social welfare facilities in your proposal, instead of other facilities as shown in para. 3.4.2, or the facilities with inadequate provision in Sham Shui Po District (<i>i.e. our comment no.1 via email dated 3.2.2026 refers</i>).</p>	<p>- Covered Area of R/F: 149.972m² (about 49.96% of the roof area of the floor below, 11/F: 300.21m²)</p> <p>The proposed aided social welfare facilities and self-financed social welfare facilities are mutually agreed with the Social Welfare Department 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 following rationales:</p> <p>Elderly Care: 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.</p> <p>Child Care: 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 from 0 – 12 children, and the community support measures will also help promote fertility, which aligns with the Government's policy.</p> <p>The above information has been supplemented in the Planning Statement.</p> <p><u>Rationale for not including the facilities with inadequate provision in Sham Shui Po District (e.g. RCHE/RCHD)</u></p> <p>There is a height restriction of 24m from ground floor for RCHE in the inception stage. The proposed DE, SCCC and CCC, which also have height restriction requirements, have already occupied the lower zone of the Proposed Redevelopment. In addition, given the small footprint of the application site, the layout of the RCHE is not sufficiently adequate. Daily operations would rely heavily on vertical logistics between floors; however, the lifts cannot handle such</p>

Item	Departmental Comments	Applicant's Responses
		heavy loads.
7.	Section 4.5 – Please advise if the implementation of the proposed footpath widening initiatives would be included in the future submissions to Government departments for approval.	The proposed footpath widening will be included in the future submissions to Government departments for approval, subject to SWD's approval on the cost apportionment of the footpath widening.
8.	Please provide details regarding the background information of the existing church and religious education resource centre. It is noted that the number of seats of the Church Hall will be reduced from the existing 400 seats to 268 seats. Please advise the reasons for such changes. Please also provide detailed justifications on the need of redevelopment.	<p>The existing church was founded in Shum Shui Po and has served the community for over 70 years.</p> <p>The existing Religious Education Resource Centre (RERC) provides religious and educational resources for individual and institutional members. Also, support the growth and development of religious educators and parents. It will be decanted after redevelopment.</p> <p>The Church Hall was also a student assembly place of the former S.H.K. St. Thomas' Primary School. As the school was decanted, it is unnecessary to maintain 400 seats after redevelopment. In considering the actual number of users and cost of reconstruction, the number of seats has been reduced. The church assemblies typically have two sessions on Sundays: 8:00 a.m. and 10:30 a.m.. The total number of participants is approximately 280.</p> <p>Redevelopment the existing four-storey building into a twelve-storey building intends to provide more diversified and subvented social services (eg. child care centre, day care centre for the elderly, neighbourhood elder centre etc.) to the community at Sham Shui Po, and additional parking spaces for the welfare facilities as agreed with the SWD under the "Special Sites Scheme on Private Owned Sites for Welfare Uses".</p>
Annex 2 - Architectural Drawings		
12.	Section Drawing nos. 01, 02, A-A, B-B and C-C - Please review if "Other Use" stated in the legend should read as "Ancillary Facilities".	Noted and revised. Please refer to Annex 4 of this FI submission.
13.	Drawing on "Artist's Impression on Footpath Widening of Portion of Berwick Street fronting the Application Site" – Please highlight the extent of footpath widening proposal on the plan.	Noted and revised. Please refer to Annex 4 of this FI submission.
Annex 3 - Landscape Drawings		
14.	Please review the building height in the Drawing "Landscape Section A".	Noted and revised. Please refer to Annex 5 of this FI submission.

Item	Departmental Comments	Applicant's Responses						
15.	Please review the indications of setback areas in relevant plans.	Noted and revised. Please refer to Annex 5 of this FI submission.						
Annex 4 - Visual Impact Assessment								
16.	Figure 5.5 – It seems that photos for View Point 5 is relatively outdated as compared to the photo for View Point 2. Please revise.	Figure 5.5 is updated. Please refer to Annex 6 of this FI submission.						
17.	Please review the building massing of the subject redevelopment in Figure 5.6	Figure 5.6 is updated. Please refer to Annex 6 of this FI submission.						
18.	Please use photomontage(s) to demonstrate the visual impacts from the relevant strategic viewing points.	Noted and relevant information has been supplemented in the VIA. Please refer to the replacement page and additional Figures 6.1 and 6.2 for the VIA in Annex 6 .						
4. Comments from Drainage Services Department (Contact Person: Timothy KWAN, Tel: 3965 8972)								
2.	Please substantiate the assumed population with the corresponding floor and GFA. EPD's advice shall be sought on the method of sewage flow estimation.	The population estimation for Proposed Redevelopment and other catchments are calculated in accordance with the EPD's Guidelines for Estimating Sewage Flows. Please note the SIA is also copied to EPD for review. Please refer to the replacement pages of SIA in Annex 3 .						
3.	Section 7.2 – Checking of sewerage system shall include the sewer from FMH4017041 to FGJ4000740.	Hydraulic calculation for sewer from manholes FMH4017041 to FGJ4000740 has been included. Section 6.4, Section 7.2 and Appendix 7-1 have been updated accordingly. Please refer to the replacement pages of SIA in Annex 3 .						
5. Comments from Urban Design and Landscape Unit of Planning Department (Contact Person: Justin HO, 3565 3937)								
Detailed comments on planning statement (PS) and VIA:								
PS								
(i)	Para. 5.8.2 – Referring to our comments below, this para should read "...could be regarded as 'negligible' to 'slight to moderate' when compared...".	Noted and revised. Please refer to Annex 1 of this FI submission.						
VIA								
(ii)	As raised in our previous comments dated 16.3.2026 during the pre-submission stage, the VIA shall be updated with reference to TPB PG. No. 41A as follow:							
	<ul style="list-style-type: none"> Para. 1.2.5 and Table 1.2 – The resultant overall impact should be classified into five levels of significance as "beneficial", "negligible", "slight", "moderate" and "substantial". 	Noted and revised. Please refer to Annex 6 of this FI submission.						
	<ul style="list-style-type: none"> Section 5 and Table 5.1 – <ul style="list-style-type: none"> (i) The terminology of the overall visual impact ratings of the following VPs should read: <table border="1" data-bbox="349 1257 1104 1366"> <thead> <tr> <th>VP</th> <th>Overall Visual Impact Rating</th> </tr> </thead> <tbody> <tr> <td>VP1</td> <td>Slight to Moderate</td> </tr> <tr> <td>VP2</td> <td>Slight</td> </tr> </tbody> </table> 	VP	Overall Visual Impact Rating	VP1	Slight to Moderate	VP2	Slight	Noted and revised. Please refer to Annex 6 of this FI submission.
VP	Overall Visual Impact Rating							
VP1	Slight to Moderate							
VP2	Slight							

Planning Application No. A/K5/878

Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at N.K.I.L. No. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon

Further Information 1

Responses to Comments
Ref.: PLG-10128

Item	Departmental Comments		Applicant's Responses
	VP4	Negligible to Slight	
	VP5	Negligible to Slight	
(ii)	The row "Effect on Public Viewers" and "Effect on Visual Resources" should be combined and renamed as " Visual Change ".		
●	Para. 6.1.4 - The terminology of the overall visual impact rating should be updated accordingly.		Noted and revised. Please refer to Annex 6 of this FI submission.
●	It appears that annotations of Belgravia Place may be missing from the photomontages for VPs 3, 5 and 6.		Noted and revised. Please refer to Annex 6 of this FI submission.

Annex 1

Replacement Pages of the Planning Statement

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 developments including High Point, Penta House and Uni Hall. These buildings fall within "R(A)7" zone, which are subject to a maximum BH of 90mPD.
- 2.3.5 To the immediate west of the Application Site are residential buildings including Berwick Court, DeLight Court, and Ka Shun Building, and Kam Shan House. These buildings fall within "R(A)4" and "R(A)7" zones, which are 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.

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. 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.

4.5.2 Upon completion of the Proposed Redevelopment, the Applicant shall issue reminder/notice to all staff and visitors of the development that no parking space for private cars is available within the development and public transport should be taken.

4.5.3 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 **relocation and implementation works and costs**, 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**.

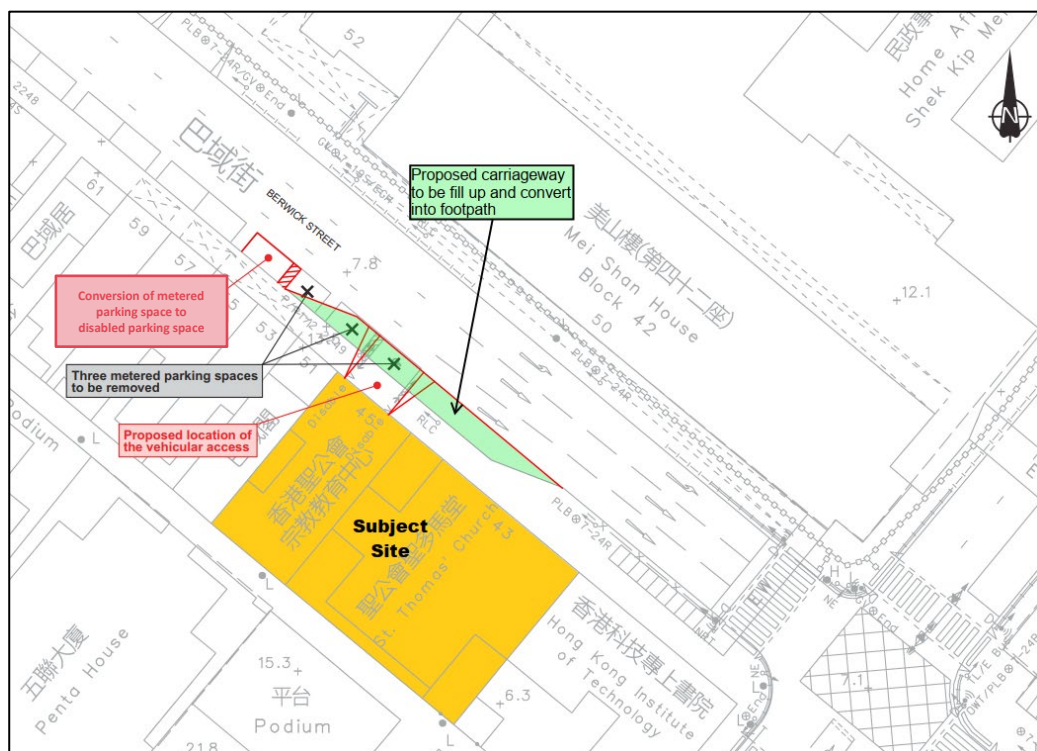


Figure 5 Proposed Vehicular Access and Footpath Widening

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 'slight to moderate' 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.

Annex 2

Replacement Pages of Preliminary Environmental Review

Estimation on C&D Materials Quantity

- 7.2.4. The majority of C&D materials will be generated from the key construction activities mentioned in **Section 7.2.1**. Where possible, inert C&D materials will be re-used on site and disposed of at public fill reception facilities as a last resort. Inert C&D materials should be segregated from other wastes to avoid contamination and ensure acceptability at public fill reception facilities. The following mitigation measures should be implemented in handling the inert C&D materials:
- Maintain temporary stockpiles and ensure with well cover to prevent inclement weather;
 - Reuse excavated fill material for backfilling;
 - Carry out on-site sorting; and
 - According to the DEVB TC(W) No. 6/2010, implement a trip-ticket system for each works contract to ensure that the disposal of C&D materials is properly documented and verified.
- 7.2.5. The non-inert C&D materials (or C&D waste), such as timber, paper, etc., should be reused or recycled as far as possible before landfill disposal, which should only be considered as the last resort for waste handling. The following mitigation measures should be implemented in handling the non-inert C&D materials:
- Segregation from inert C&D materials during stockpiling and transportation
 - Reusable materials should be separated and recycled as far as practicable
 - Disposal of non-inert C&D materials at designated landfill shall be subjected to agreement with the relevant section of EPD.
- 7.2.6. The quantity of chemical waste to be generated cannot be accurately predicted at this stage but it is anticipated to be minimal due to the scale and duration of the proposed construction works. The contractor must register with EPD as a chemical waste producer. For the **Proposed Redevelopment**, chemical wastes may be generated from maintenance and servicing of construction equipment/plant, painting works and waterproofing works. Chemical wastes pose serious environmental and health and safety hazards if not stored and disposed of in an appropriate manner as outlined in the Waste Disposal (Chemical Waste) (General) Regulation. These hazards include:
- Toxic effects to workers;
 - Adverse effects on water quality from spills; and
 - Fire hazards.

- Stockpiled soil should be properly covered with tarpaulin especially when heavy storms are predicted; and
- Stockpiling areas should be enclosed where space is available.

General Refuse

7.3.10. General refuse should be stored in enclosed bins separately from construction wastes. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that the intentional or accidental release to the surrounding environment does not occur with proper management.

Chemical Waste

7.3.11. According to Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C), any person who produces or causes to be produced chemical waste is required to register with EPD. The contractor shall register with EPD as a chemical waste. The handling, storage, transport and disposal of chemical-containing wastes should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste. Chemical waste should be collected by a licensed chemical waste collector and to be disposed of at a licensed chemical waste treatment and disposal facility.

Storage, Collection and Transportation of Waste

7.3.12. Storage of materials on site may cause adverse environmental impacts if not properly managed, the following mitigate include:

- Waste, such as soil, should be handled and stored well to ensure secure containment, thus minimizing the potential of pollution;
- Maintain and clean storage areas routinely;
- Stockpiling area should be provided with covers and water spraying system to prevent materials from wind-blown or being washed away; and
- Different locations should be designated to stockpile each material to enhance reuse.

7.3.13. Licensed waste haulers should be employed for the collection and transportation of waste generated. The following measures should be enforced to minimize the potential adverse impacts:

- Remove waste in a timely manner;

- Waste collectors should only collect wastes prescribed by their permits;
- Impacts during transportation, such as dust and odour, should be mitigated by the use of covered trucks or in enclosed containers;
- Obtain relevant waste disposal permits from the appropriate authorities;
- Dispose of waste at licensed waste disposal facilities; and
- Maintain records of quantities of waste generated, recycled and disposed.

7.4. Potential Impacts and Mitigation Measures during Operation Phase

- 7.4.1. During operation, general refuse is anticipated to be generated from the daily activities of pastors, staff, students and visitors, including food waste, paper waste and domestic waste. Given that approximately 6 residents, 40 workers, 90 students and 1760 visitors will occupy the Proposed Redevelopment as advised by Project Team, and with reference to a generation rate of 1.40kg/person/day adopted from the Monitoring of Solid Waste in Hong Kong 2024, the total quantity of general refuse to be generated will be approximately 2,654.40 kg per day. General refuse will be removed on regular basis to minimize odour, pest and litter impacts. To promote recycling of waste paper, aluminum cans and plastic bottles, the 3-colored waste separation bins for collection of recyclable municipal waste will be clearly labelled and placed at convenient locations. The recyclable materials will then be collected by reliable waste recycling agents on a regular basis. Waste generated will be disposed at government waste disposal facilities such as designated Landfill or refuse transfer station.
- 7.4.2. With reference to the domestic food waste disposal rate of 0.27kg/person/day in Monitoring of Solid Waste in Hong Kong 2024, food waste to be generated from the Proposed Redevelopment is estimated to be 511.92kg/day. Food waste should be segregated from other waste and collected alongside other recyclables to facilitate effective recycling.
- 7.4.3. Chemical waste may be generated from the disposal of unwanted and expired medicines from the Physiotherapy/ Occupational Therapy/ Treatment Room during operation of the Proposed Redevelopment. The quantity of chemical waste to be generated is expected to be only a few cubic meters per month. The chemical waste will be collected by licensed chemical waste collector regularly in accordance to Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C).
- 7.4.4. Hence, adverse waste impact is not anticipated during operation phase.

Annex 3

Replacement Pages of Sewerage Impact Assessment

Document Verification



Project Title Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted 'Religious Institution' and 'Social Welfare Facility' Uses, at N.K.I.L. No. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon

Project No. 2076EA

Document Title Sewerage Impact Assessment

Issue No.	Issue Date	Description	Prepared by	Checked by	Approved by
1	July 2025	1 st Submission	Coco Chin	Joanne Ng	Grace Kwok
2	November 2025	2 nd Submission	Coco Chin	Joanne Ng	Grace Kwok
3	February 2026	3 rd Submission	Kelly Tng	Joanne Ng	Grace Kwok
4	March 2026	4 th Submission	Various	Joanne Ng	Grace Kwok
5	May 2026	5 th Submission	Various	Joanne Ng	Grace Kwok

Two handwritten signatures in black ink are located below the table. The first signature is on the left and the second is on the right. They appear to be the signatures of the individuals listed in the 'Checked by' and 'Approved by' columns of the table.

4. Relevant Government Standards

- 4.1.1. Water quality in Hong Kong is legislated by the provisions of the *Water Pollution Control Ordinance (Cap 358), 1980 (WPCO)*. Territorial Water has been subdivided into ten Water Control Zones (WCZ) and four supplementary water control zones. A Technical Memorandum on Standards for Effluents discharged into Drainage and Sewerage Systems, Inland and Coastal Water (TMES) has been issued, which requires licensing of all discharges into all public sewers and drains. The water quality standards will have to be met during the operation stage.
- 4.1.2. Besides as stipulated in the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations 41(1), 40(2), 41(1), 90 and recap in ProPECC PN 1/23, domestic sewage should be discharged to a foul water sewer and surface water should be discharged via rainwater pipes to stormwater drains during operation phase.

5. Description of Sewerage System

- 5.1.1. Drainage record plans were obtained from the drawing office of the Drainage Services Department ("DSD") and the Proposed Redevelopment is indicated on the drainage record plans as shown in **Figure 3-1**. Concerned sewerage network was identified for succeeding estimation of the potential sewerage impact to the downstream sewers associated with the Proposed Redevelopment.
- 5.1.2. The sewerage network of existing gravity sewers along Nam Cheong Street collects sewage generated from the Proposed Redevelopment and the surrounding catchment areas. The sewage discharged from the corresponding catchment areas is conveyed to Sham Shui Po No.1 & No.2 Sewage Screening Plant, then to Cheung Sha Wan Sewage Pumping Station and subsequently to Stonecutters Island Sewage Treatment Works. **Figure 3-1** illustrates an overview of corresponding catchment areas and existing sewerage network along Nam Cheong Street inside the SIA study area.
- 5.1.3. The sewerage generated from the Proposed Redevelopment will be discharged to the existing public manhole FMH4017041 and then conveyed to the existing 300 mm diameter sewer, subsequently flowing into the existing 900 mm diameter sewer via manhole FGJ4000740 as shown in **Figure 3-1**.

5.2. Design Standard Guideline

- 5.2.1. This assessment has been prepared in accordance with the following documents:

Table 6-3 Population and Sewage Flow Estimation under Future Condition

Contributing Catchment Area	Sewer No.				Catchment Inflow Factor [1]	Revised ADWF (m ³ /day) [2]	Contributing Population [3]	Peaking Factor [4]	Peak Discharge through Manhole (m ³ /s)	Peak Discharge from Swimming pool backwash (m ³ /s)	Total Peak Discharge (m ³ /s) [5]
	ID	From	ID	To							
A+Subject Site	1	FMH4017041	2	FMH4017042	1.30	878.63	3254	6.0	0.061	0.0000	0.061
A+Subject Site+B	2	FMH4017042	3	FMH4017043	1.30	1203.67	4458	6.0	0.084	0.0000	0.084
A+Subject Site+B	3	FMH4017043	4	FGJ4000740	1.30	1203.67	4458	6.0	0.084	0.0000	0.084
A+Subject Site+B+C+D+E	4	FGJ4000740	5	FMH4016714	1.30	20793.98	77015	3.8	0.915	0.0521	0.967

Notes:

- [1] Reference from Table T-4 of Guidelines for Estimating Sewage Flows for Sewerage Infrastructure Planning, Catchment inflow factor of North West Kowloon is adopted.
- [2] Revised ADWF (m³/day) = ADWF (m³/day) × Catchment Inflow Factor.
- [3] According to Section 12.1 of GESF, Contributing Population = Calculated Total Average Flow (m³/day) ÷ 0.27 (m³/person/day).
- [4] According to Table T-5 of GESF.
- [5] The calculation includes the swimming pool backwash flow generated from the upstream contributing catchments for a conservative assessment of peak discharge conditions.

7. Sewer Capability

7.1.1. The Colebrook White's equation is adopted for hydraulic analysis of the sewerage system. Various roughness coefficients, k_s , are adopted in accordance with Table 5 of DSD's "Sewerage Manual Part 1".

7.2. Sewerage System

7.2.1. Occupancy rate and capacity of the sewerage system are tabulated in **Appendix 7-1**. Calculation results summarized in **Table 7-1** showed the proposed sewer have sufficient capacity to cater for the sewage generation from the Proposed Redevelopment in the future.

Table 7-1 Occupancy Rate of the Sewerage System

Location of Sewer	Contributing Catchment	Total Peak Discharge (m ³ /s)	Maximum Capacity (m ³ /s)	Occupancy Rate (%) ^[1]	Project Peak Flow Occupancy (%)
"1" FMH4017041 to "2" FMH4017042	A+Subject Site	0.061	0.146	42%	2.0%
"2" FMH4017042 to "3" FMH4017043	A+Subject Site+B	0.084	0.182	46%	1.6%
"3" FMH4017043 to "4" FGJ4000740	A+Subject Site+B	0.084	0.181	46%	1.6%
"4" FGJ4000740 to "5" FMH4016714	A+Subject Site+B+C+D+E	0.967	1.166	83%	0.2%

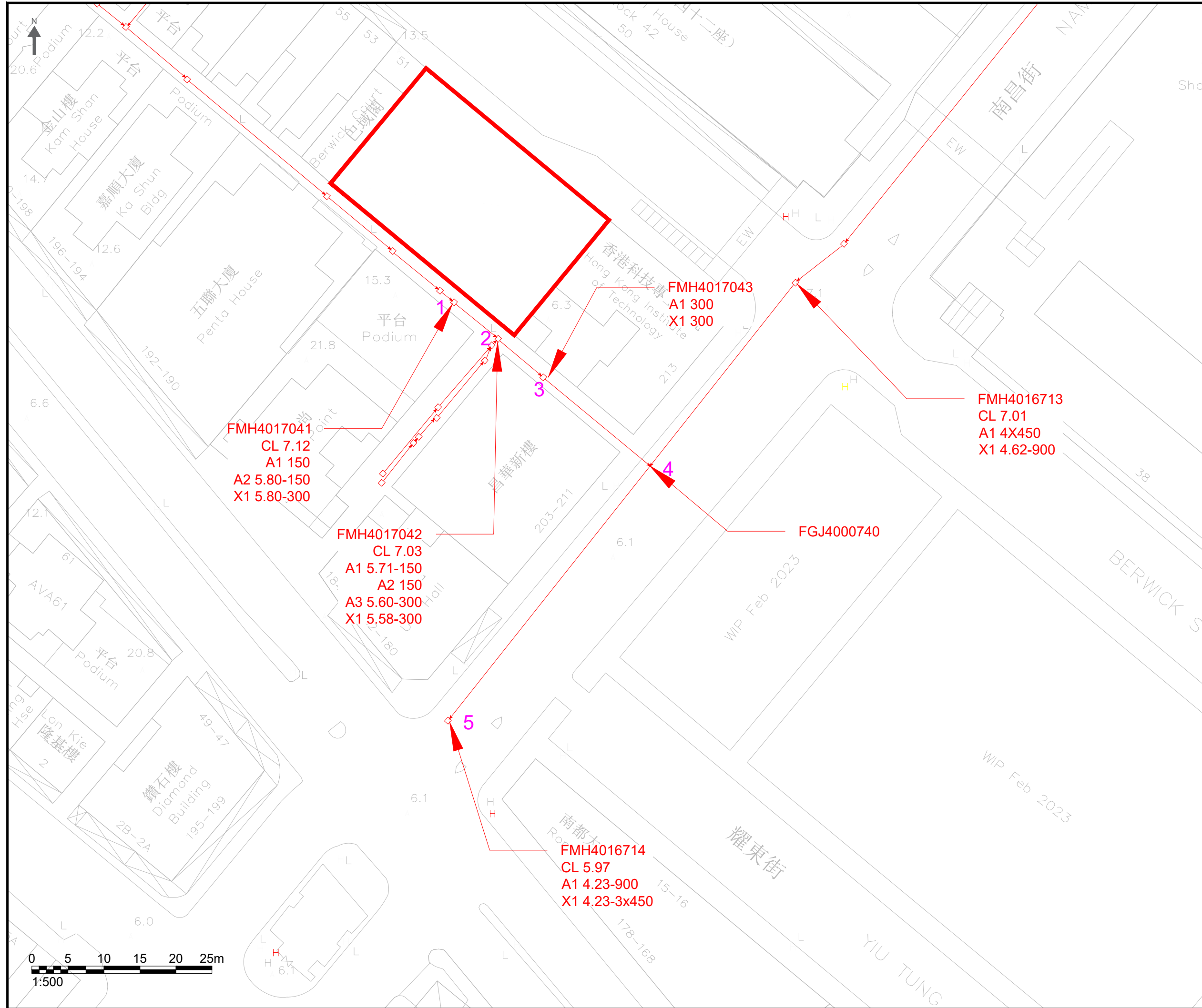
Notes:

[1] Occupancy Rate = Peak Discharge (m³/s) ÷ Maximum Capacity of Sewer (m³/s)

7.2.2. Owing to sufficient capacity to cater for the additional sewage flow generated from the Proposed Redevelopment, no adverse impact to public sewerage system associated with the Proposed Redevelopment is anticipated.

8. Conclusions

8.1.1. According to the hydraulic calculation results, the public sewerage system will have adequate capacity to cater for the increased sewage generation associated with the Proposed Redevelopment. No adverse impact to public sewerage system associated with the Proposed Redevelopment is anticipated.



NOTES :

- Subject Site
- Existing Sewerage System

CONSULTANT



Allied Environmental Consultants Limited

PROJECT NO. : 2076EA

DRAWN BY : RL

PROJECT :
SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED 'RELIGIOUS INSTITUTION' AND 'SOCIAL WELFARE FACILITY' USES, AT N.K.I.L. NO. 3635 RP AND 3762, 43 - 45 BERWICK STREET, SHAM SHUI PO, KOWLOON

DRAWING TITLE :
Subject Site Location and Existing Sewerage System

DRAWING NO : FIGURE 3-1 REVISION : 1

SCALE : AS SHOWN DATE : MAY 2026

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY ALLIED SUSTAINABILITY AND ENVIRONMENTAL CONSULTANTS GROUP LIMITED

Appendix 7-1. Calculation of Occupancy Rate of Sewerage System

Sewer No.				Diameter (m) [a]	Cross-section Area (m ²) A	Length (m) [a]	Inlet mPD (m) [a]	Outlet mPD (m) [a]	Hydraulic pipeline roughness (m) [b]	Hydraulic Gradient s	Mean Velocity (m/s) [c]	Max Capacity of Sewer (m ³ /s)	Total Average Dry Weather Flow m ³ /day	Peaking Factor (including stormwater allowance) [d]	Catchment Inflow Factor [e]	Revised Total Average Dry Weather Flow m ³ /day	Contributing Population [f]	Peak Discharge through Manhole (m ³ /s)	Peak Discharge from Swimming pool backwash (m ³ /s)	Total Peak Discharge through Manhole (m ³ /s)	Total Peak Flow Occupancy (%)	Project Site Peak Flow Occupancy (%)	Contributing Catchment No.
1	FMH4017041	2	FMH4017042	0.300	0.0707	7.3	5.80	5.60	0.003	0.028	2.06	0.146	675.87	6.0	1.30	878.63	3254	0.061	0.0000	0.061	42%	2.0%	A+Subject Site
2	FMH4017042	3	FMH4017043	0.300	0.0707	7.5	5.58	5.26 [g]	0.003	0.043	2.57	0.182	925.90	6.0	1.30	1203.67	4458	0.084	0.0000	0.084	46%	1.6%	A+Subject Site+B
3	FMH4017043	4	FGJ4000740	0.300	0.0707	18.9	5.26 [g]	4.46 [h]	0.003	0.042	2.56	0.181	925.90	6.0	1.30	1203.67	4458	0.084	0.0000	0.084	46%	1.6%	A+Subject Site+B
4	FGJ4000740	5	FMH4016714	0.900	0.6362	44.7	4.46 [h]	4.23	0.003	0.005	1.83	1.166	15995.37	3.8	1.30	20793.98	77015	0.915	0.0521	0.967	83%	0.2%	A+Subject Site+B+C+D+E

Note:

[a] Information from DSD drainage plan.

[b] Assume slimes of clayware in "Poor" condition for existing sewer

[c] The velocity is calculated using the Colebrook-White Formula:

$$V = -2(2gDS)^{0.5} \log \left(\frac{k}{3.7D} + \frac{2.5v}{D(2gDS)^{0.5}} \right)$$

where

k = Colebrook-White roughness coefficient, in meter

V = mean velocity (m/s)

D = circular cross-section pipe, inside diameter (m)

S = slope, in meters per meter

v = kinematic viscosity of water, in meter per second (0.00001306 m/s)

g = gravitational acceleration (m/s²) (9.807m/s²)

[d] Reference from Table T-5 (a) of Guidelines for Estimating Sewage Flows for Sewerage Infrastructure Planning

[e] Reference from Table T-4 of Guidelines for Estimating Sewage Flows for Sewerage Infrastructure Planning, Catchment inflow factor of North West Kowloon is adopted.

[f] The Contributing Population is defined as:

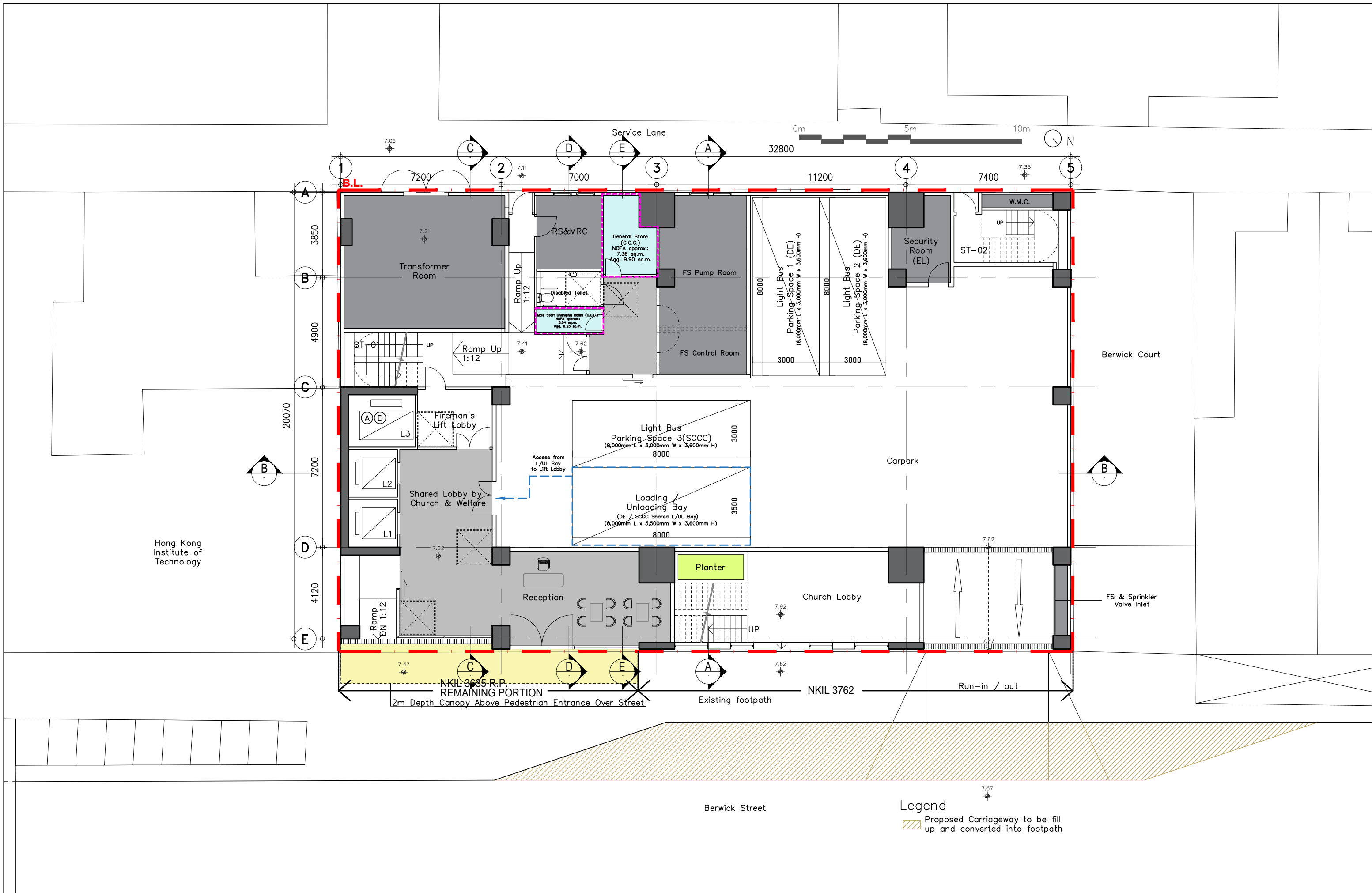
$$\text{Contributing Population} = \frac{\text{Calculated total average flow (m3/day)}}{0.27 \text{ (m3/person/day)}}$$

[g] The invert level is estimated based on the interpolation between invert level of manholes FMH4017042 and FGJ4000740.

[h] The invert level is estimated based on the interpolation between invert level of manholes FMH4016713 and FMH4016714.

Annex 4

Revised Architectural Drawings

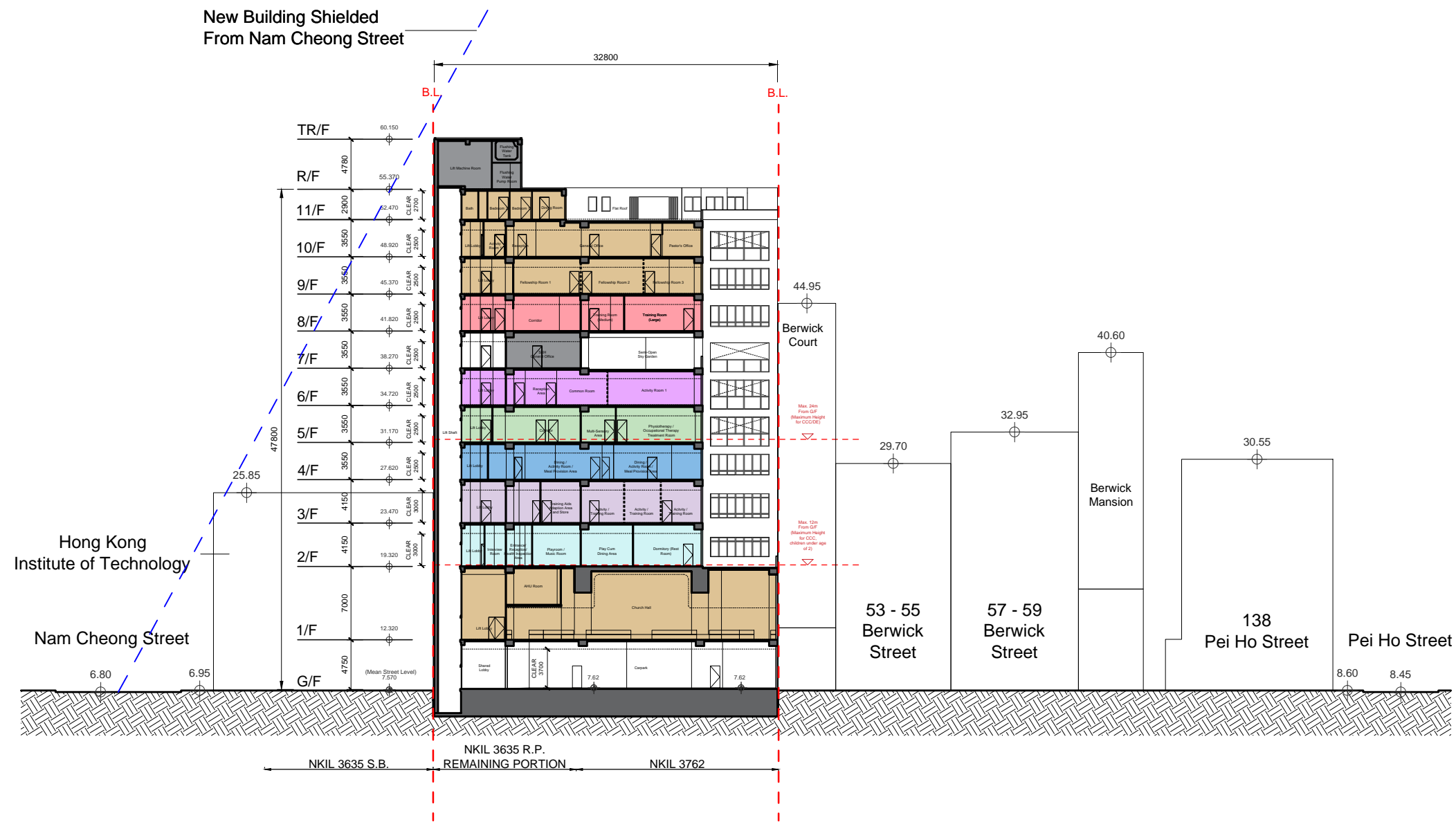
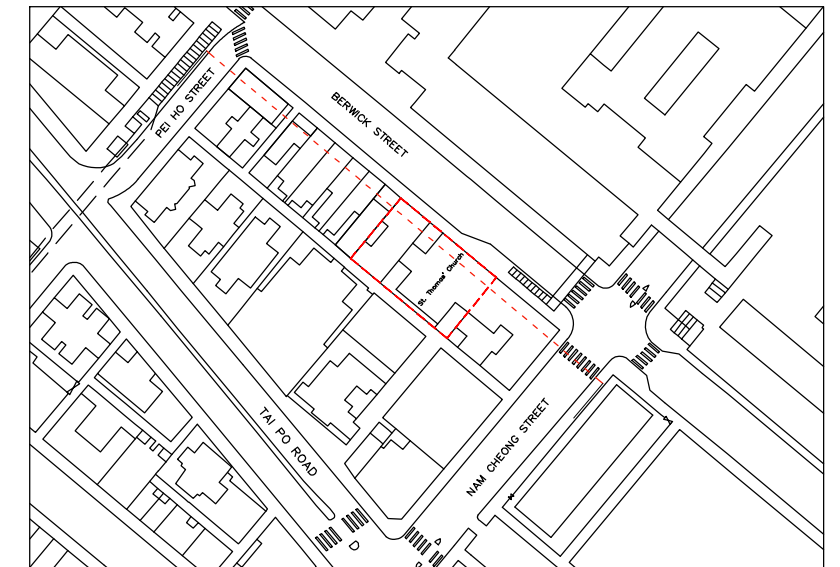


G/F Plan | Proposed Extent of Footpath Widening [1:150] (*For Indicative and Illustrative Purposes Only)

Technical Feasibility Study - Hong Kong Sheng Kung Hui St. Thomas' Church Redevelopment under Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme)

LEGEND

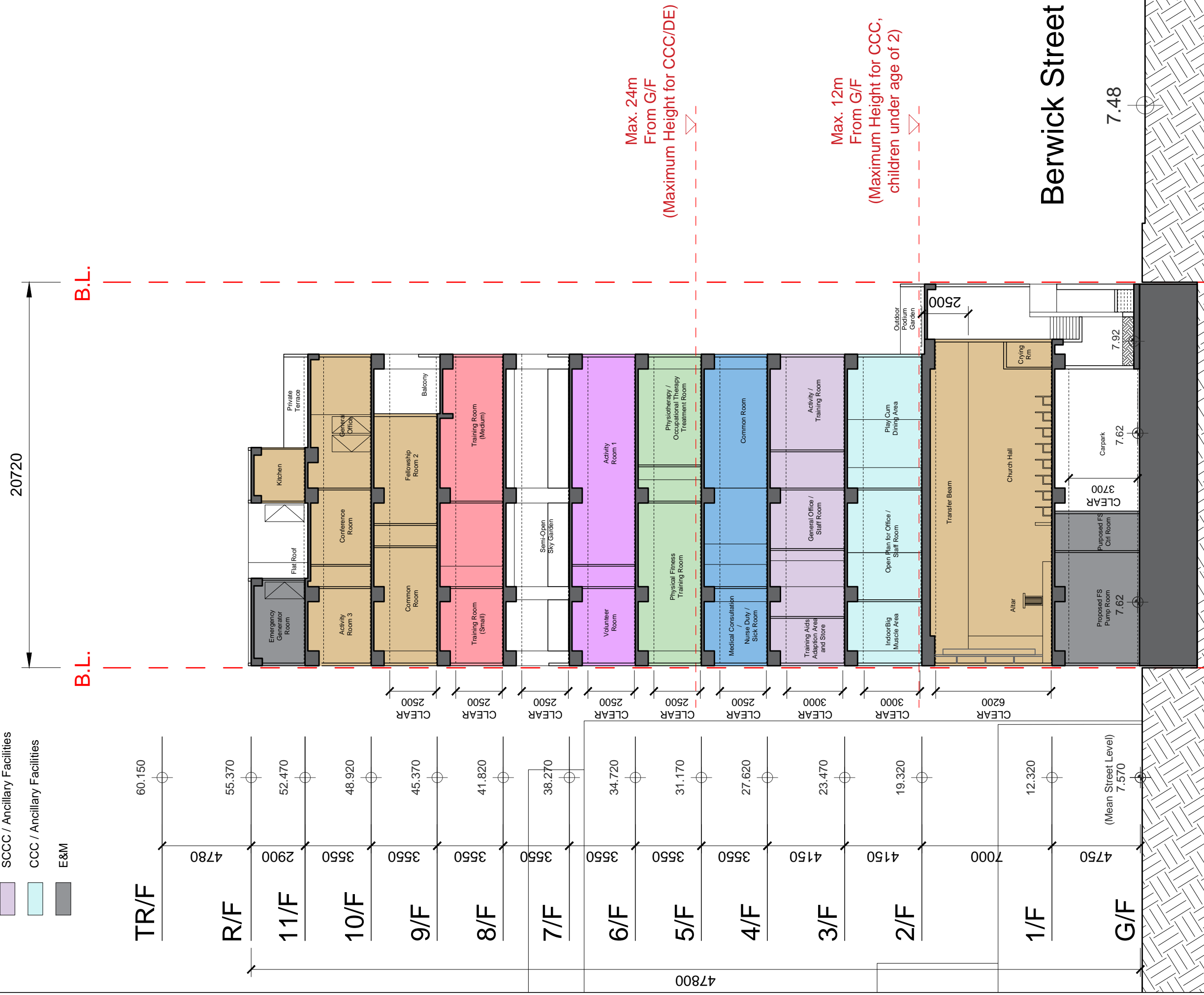
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- SKHWC Area / Ancillary Facilities
- NEC / Ancillary Facilities
- IERSC / Ancillary Facilities
- DE / Ancillary Facilities
- SCCC / Ancillary Facilities
- CCC / Ancillary Facilities
- E&M



Section 02 | Cut Plane from Berwick Street [1:500] (*For Indicative and Illustrative Purposes Only)
 Technical Feasibility Study - Hong Kong Sheng Kung Hui St. Thomas' Church Redevelopment under Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme)

LEGEND

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



Section A-A [1:200] (*For Indicative and Illustrative Purposes Only)
 Technical Feasibility Study - Hong Kong Sheng Kung Hui St. Thomas' Church Redevelopment under Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme)

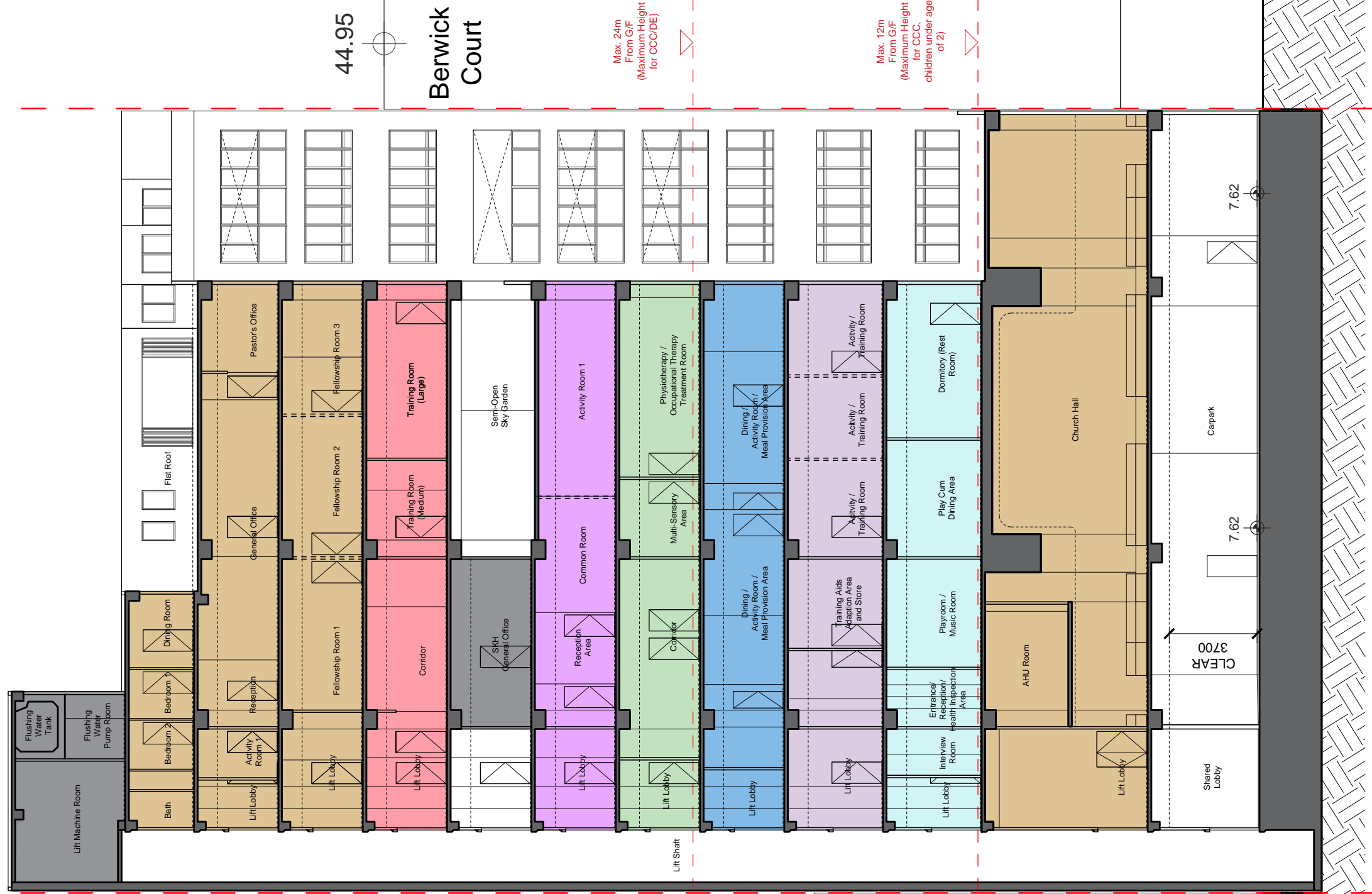
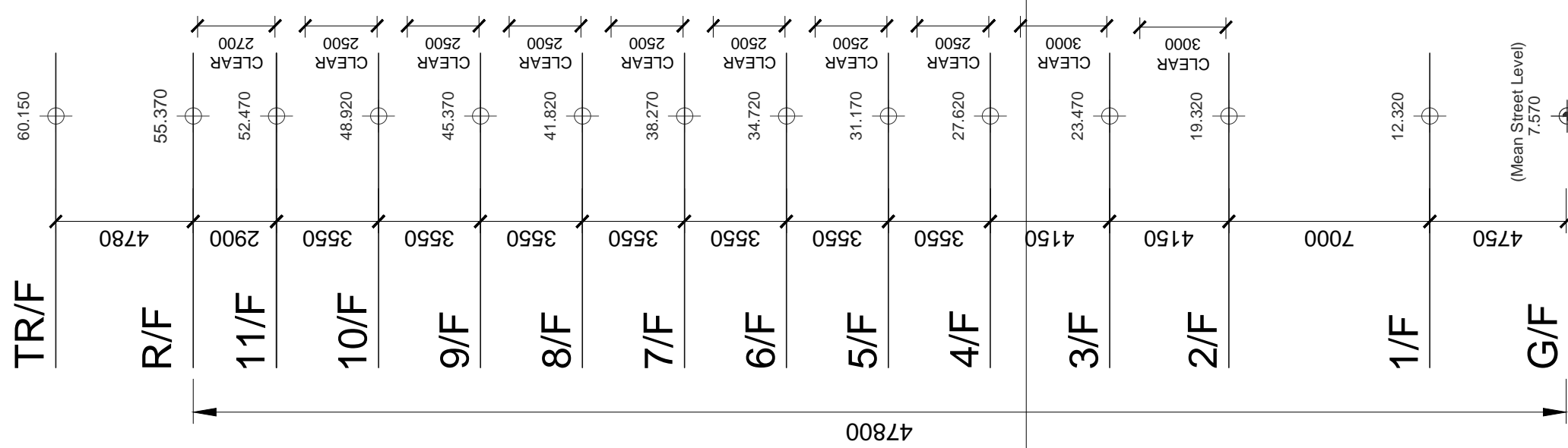
LEGEND

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

32800

B.L.

B.L.



44.95

Berwick Court

Max. 24m From G/F (Maximum Height for CCC/DE)

Max. 12m From G/F (Maximum Height for CCC, children under age of 2)

7.62

7.62

CLEAR 3700

NKIL 3635 S.B.

NKIL 3635 R.P.

REMAINING PORTION

NKIL 3762

Section B-B [1:200] (*For Indicative and Illustrative Purposes Only)

Technical Feasibility Study - Hong Kong Sheng Kung Hui St. Thomas' Church Redevelopment under Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme)

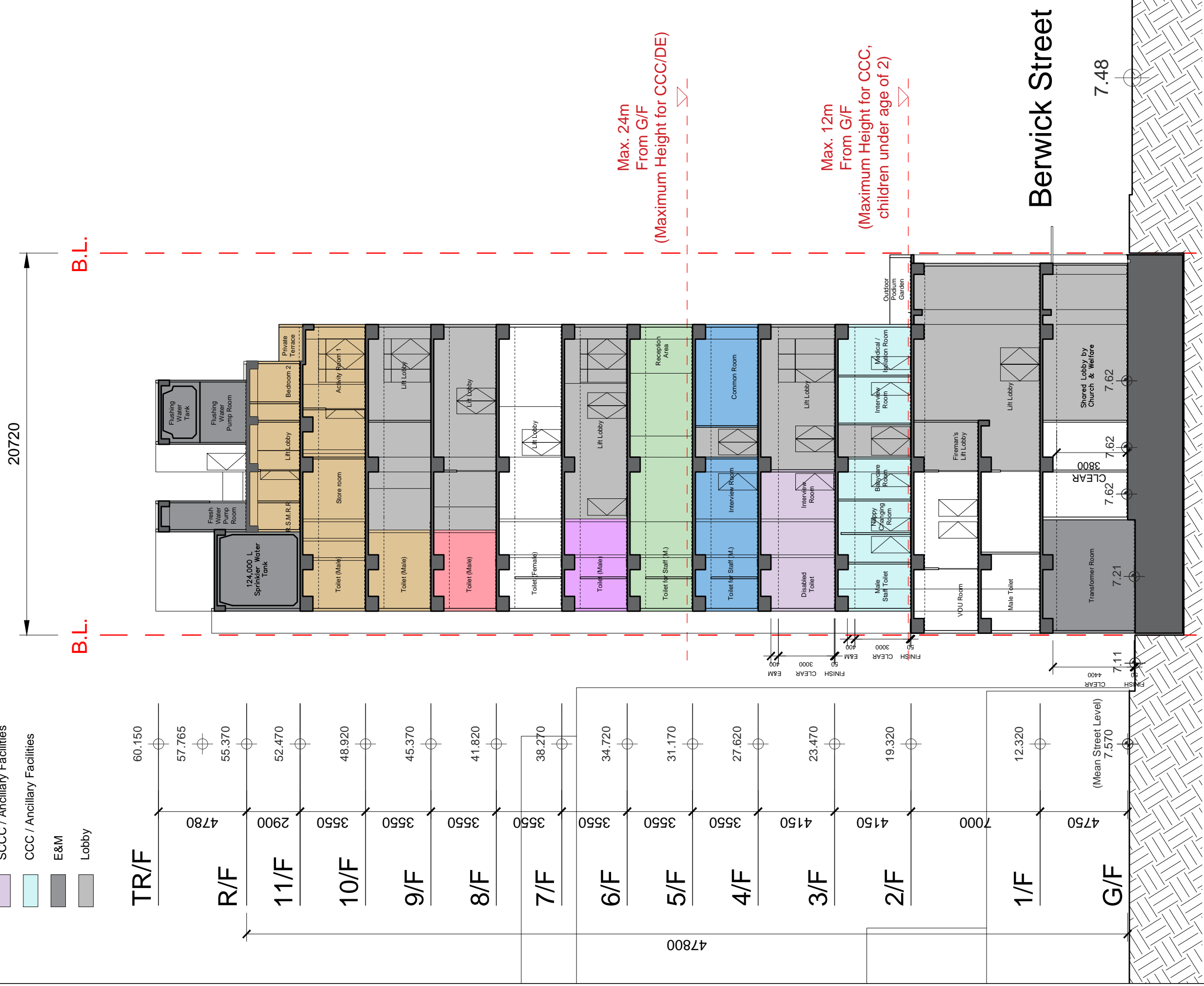
AGC

architecture
urban design
interior

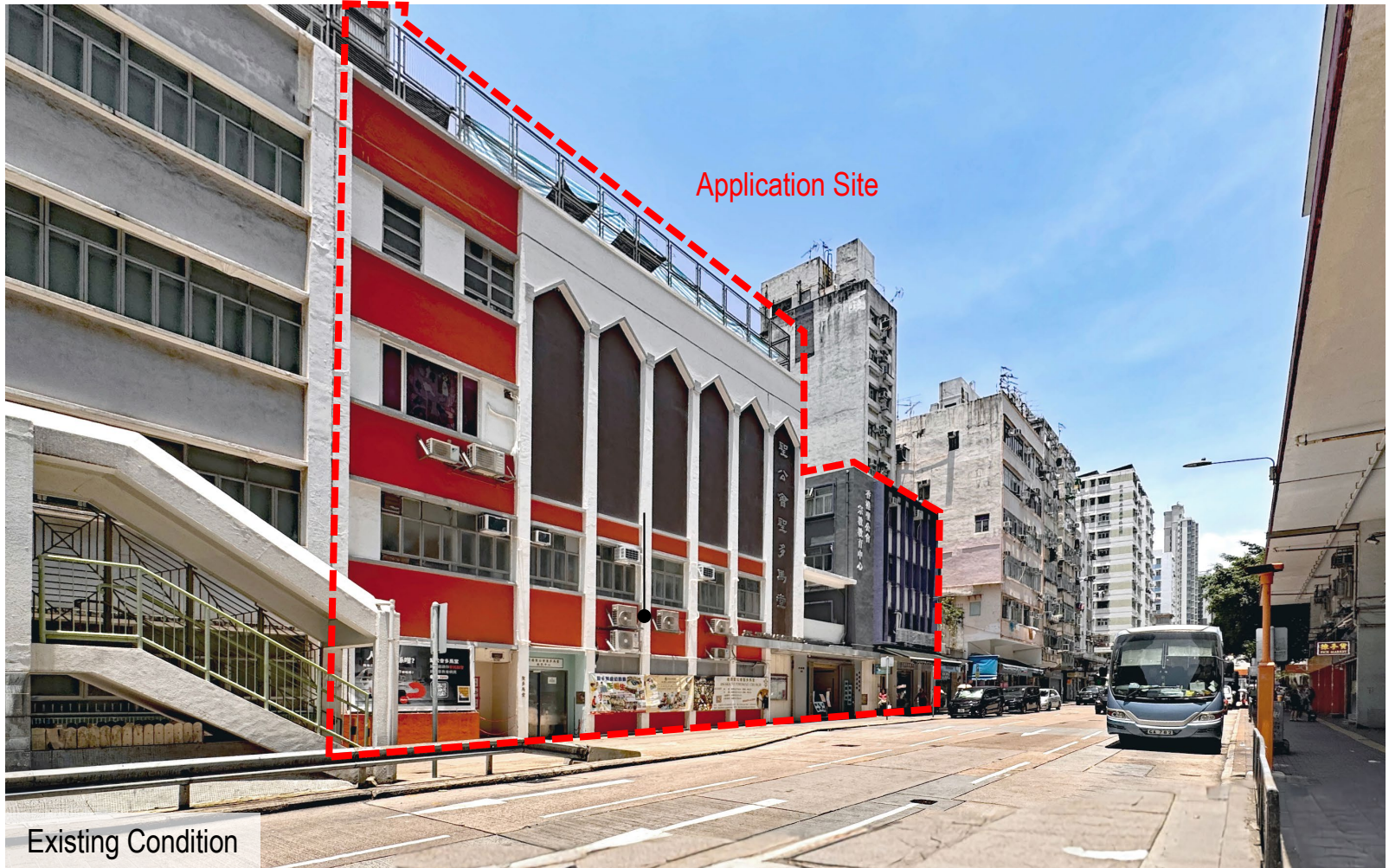
DESIGN LTD

LEGEND

- Saint Thomas' Church / Ancillary Facilities
- SKHWC Area / Ancillary Facilities
- NEC / Ancillary Facilities
- IERSC / Ancillary Facilities
- DE / Ancillary Facilities
- SCCC / Ancillary Facilities
- CCC / Ancillary Facilities
- E&M
- Lobby



Section C-C [1:200] (*For Indicative and Illustrative Purposes Only)
 Technical Feasibility Study - Hong Kong Sheng Kung Hui St. Thomas' Church Redevelopment under Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme)



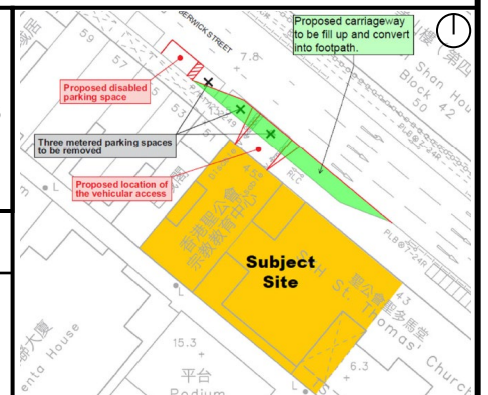
Existing Condition




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 N.K.I.L. No. 3635 RP and 3762, 43 - 45 Berwick Street, Sham Shui Po, Kowloon



	PROJECT NO.	TITLE
	PPCL-PLG-10128	Artist's Impression on Footpath Widening of Portion of Berwick Street fronting the Application Site

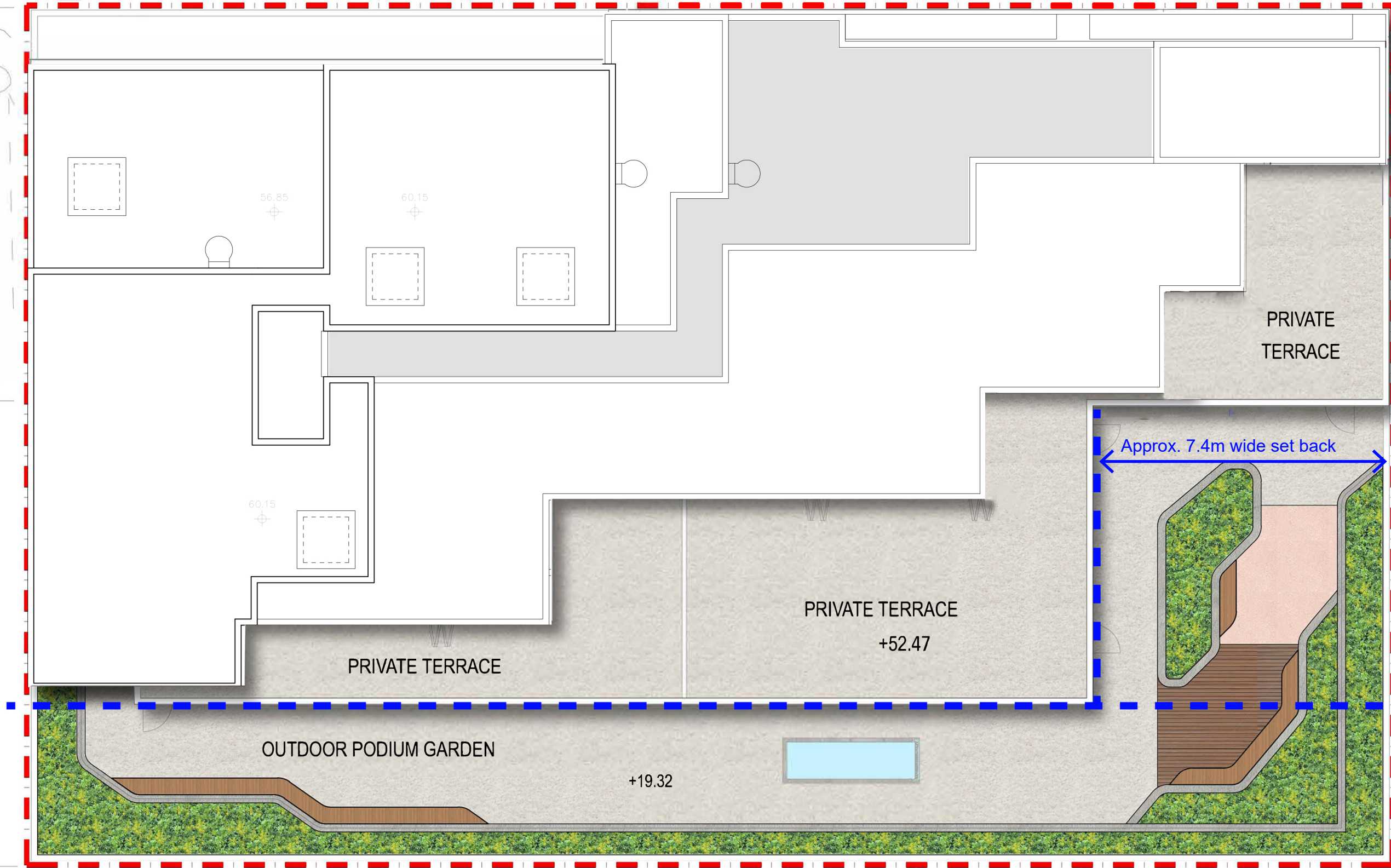
Annex 5

Revised Landscape Drawings

*Drawings for indicative and illustration purposes only

SERVICE LANE

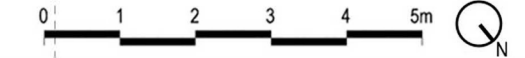
- LEGEND**
- - - Site Boundary
 - Paving
 - Planting Area
 - Timber Deck
 - Fitness Area
 - Skylight
 - Bench
 - +19.32 Spot Level
 - - - Setback




Approx. 7.4m wide set back

Approx. 4m set back

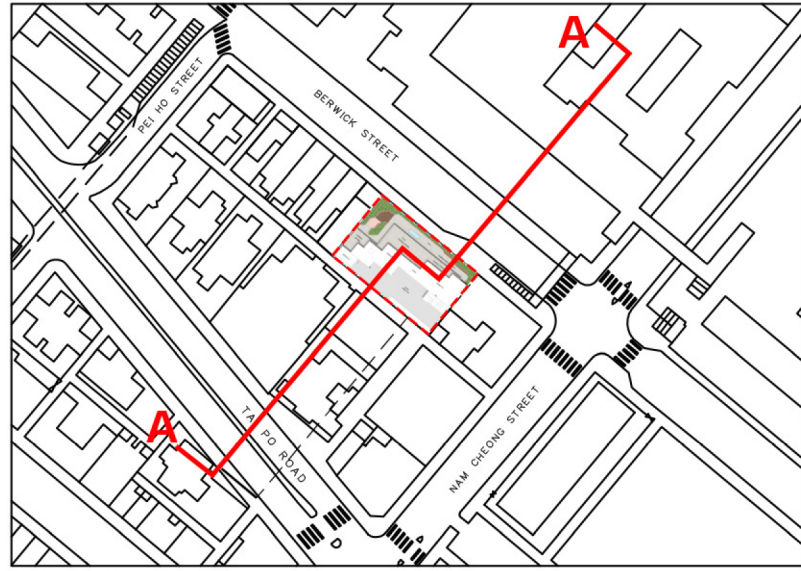
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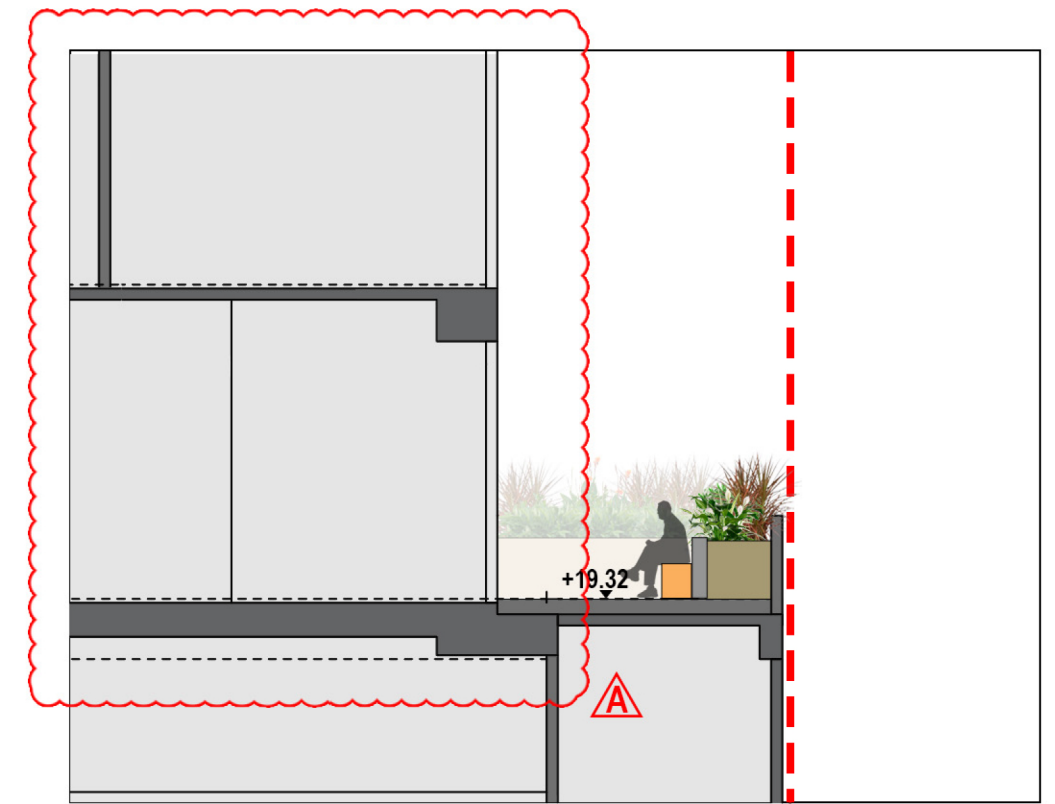
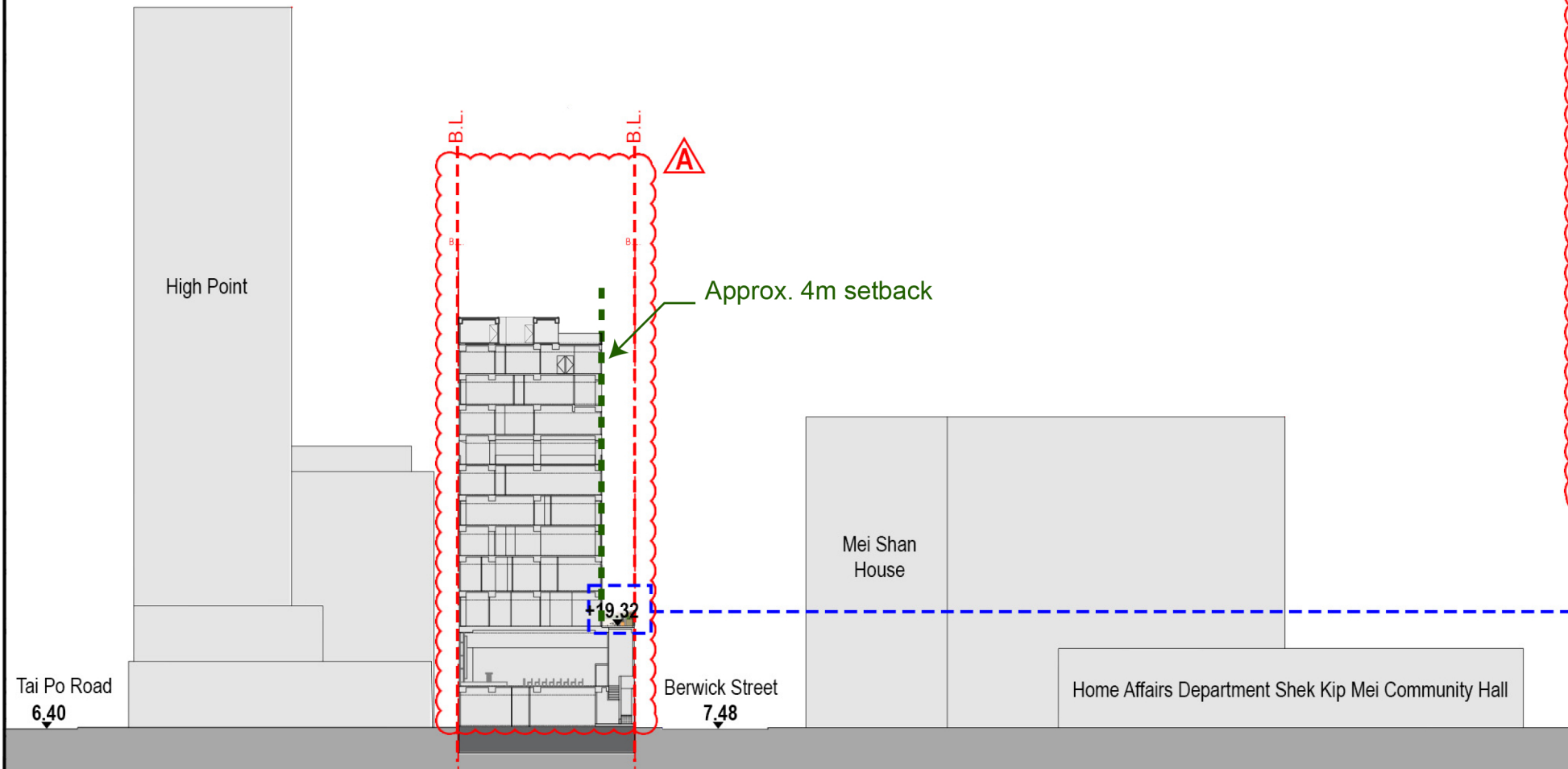
BERKWICK STREET

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						Drawing Title LANDSCAPE PLAN			Scale 1:100						
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Key Plan



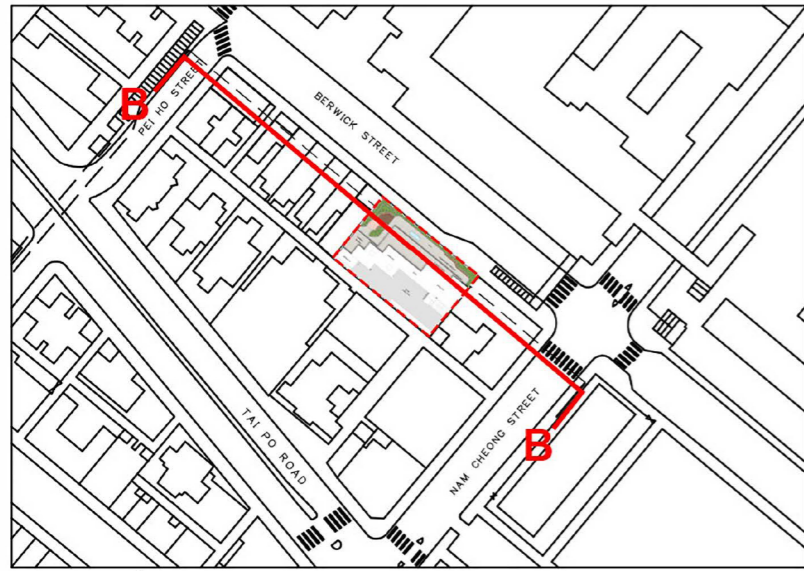
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Section A-A

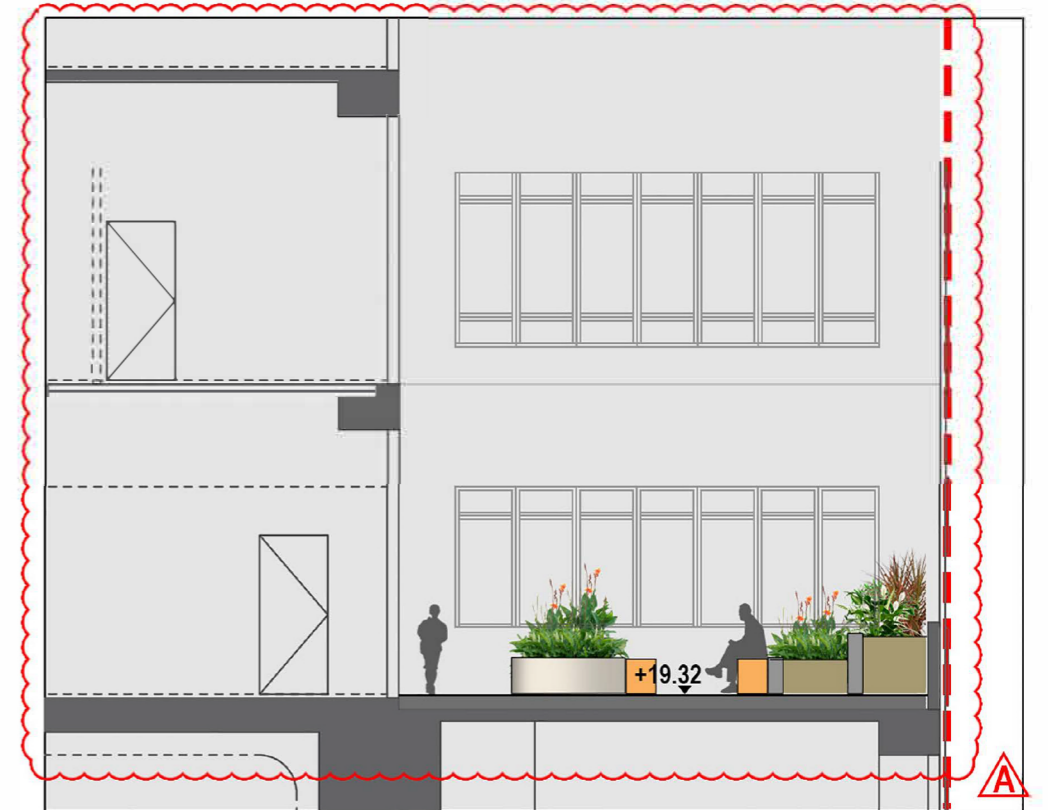
						Job Title Architectural and Associated Consultancy Services for Technical Feasibility Study for The Proposed Redevelopment of Hong Kong Sheng Kung Hui St. Thomas' Church at 43 Berwick Street, Sham Shui Po, Kowloon, N.K.I.L. No. 3762 & 3635RP				Drawing No. ADL3/TFS/SEC01					
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-	14 MAR 2024	TFS Landscape drawings	OO	JN	TTH										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	OO	Checked by	JN	Approved by	TTH	Date	MAR 2024	Job. No.	ADL3

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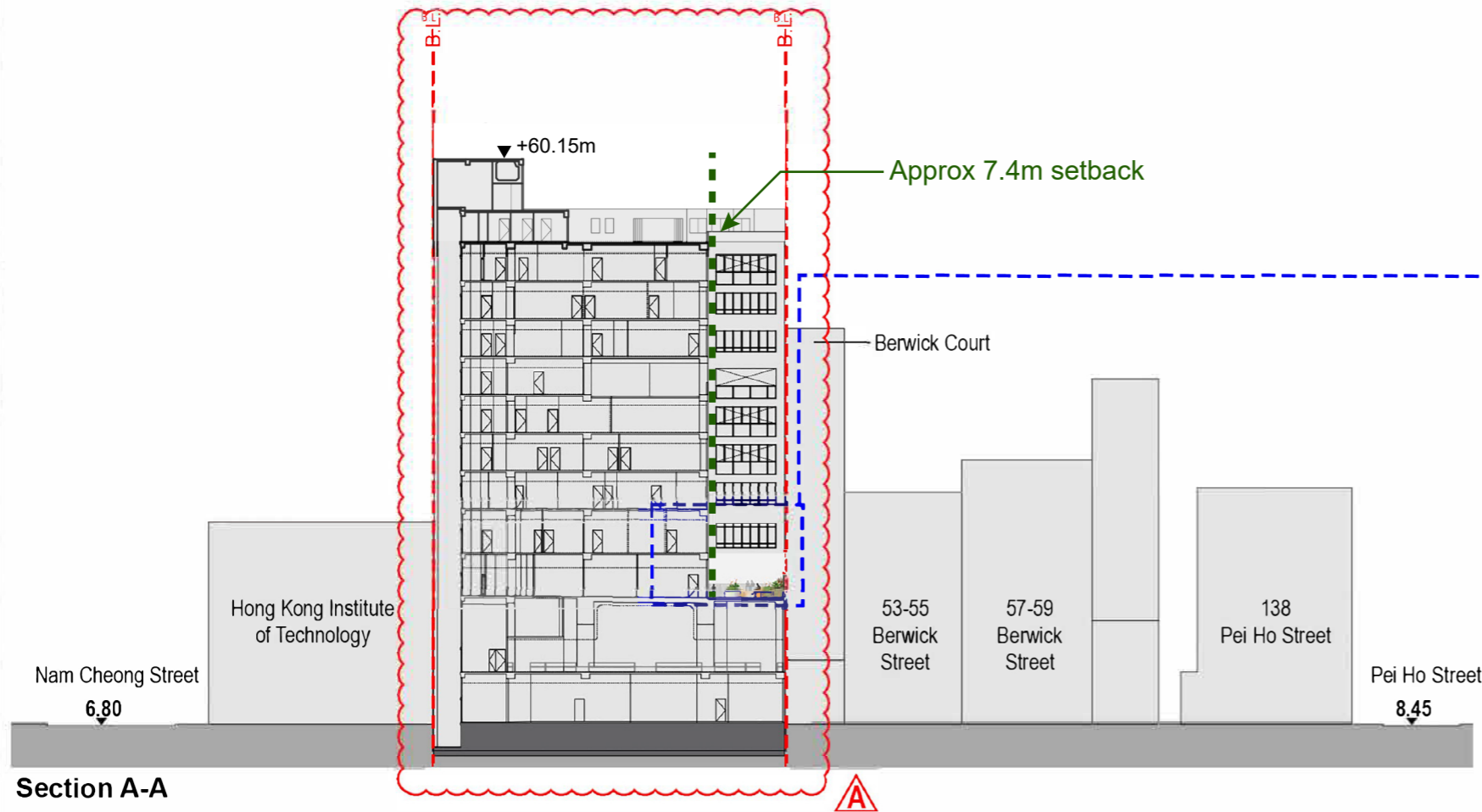
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Key Plan



Section Blow Up (2F Level)
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Section A-A

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
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-	14 MAR 2024	TFS Landscape drawings	OO	JN	TTH

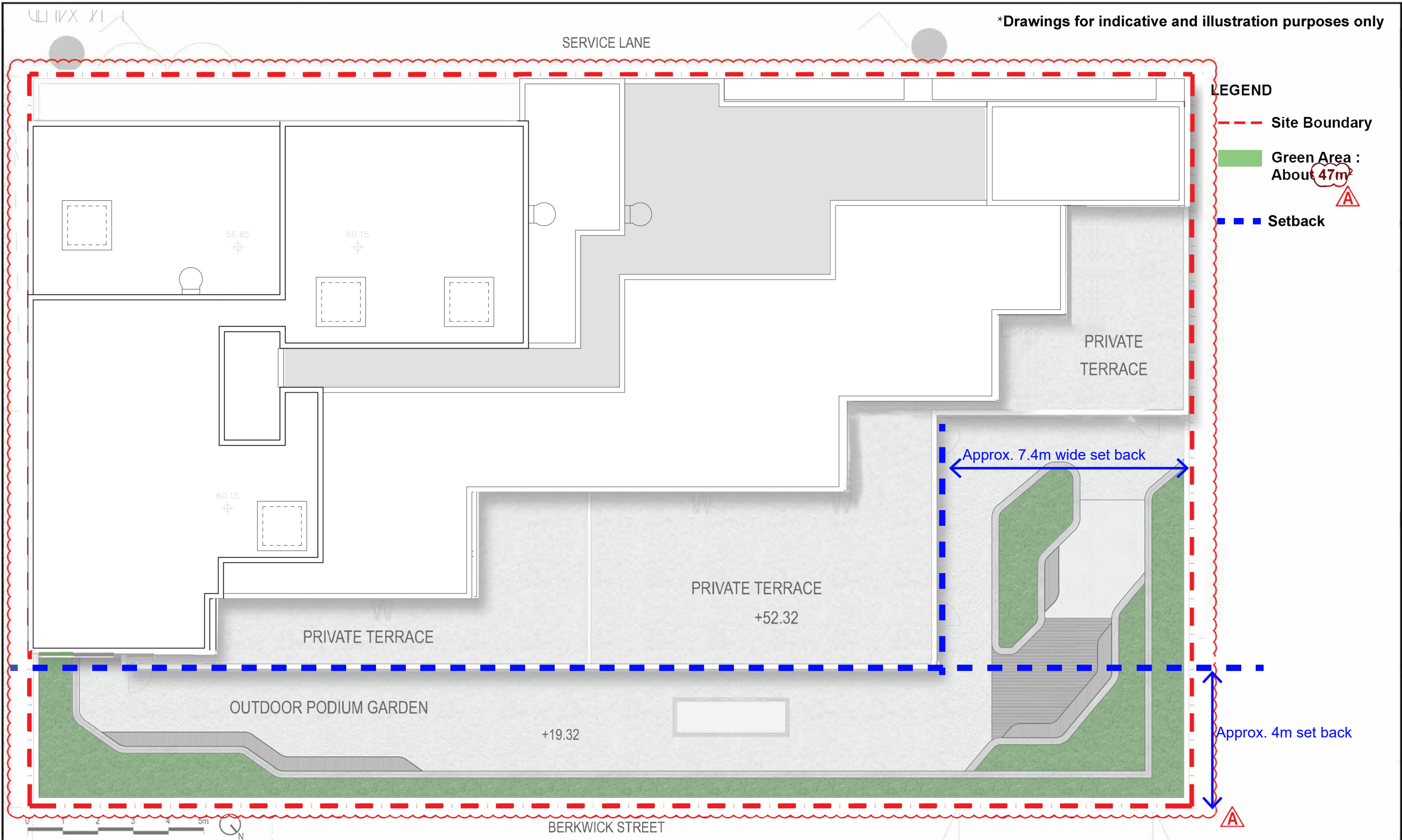
Job Title Architectural and Associated Consultancy Services for Technical Feasibility Study for The Proposed Redevelopment of Hong Kong Sheng Kung Hui St. Thomas' Church at 43 Berwick Street, Sham Shui Po, Kowloon, N.K.I.L. No. 3762 & 3635RP					
Drawing Title LANDSCAPE SECTION B					
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Date	MAR 2024				

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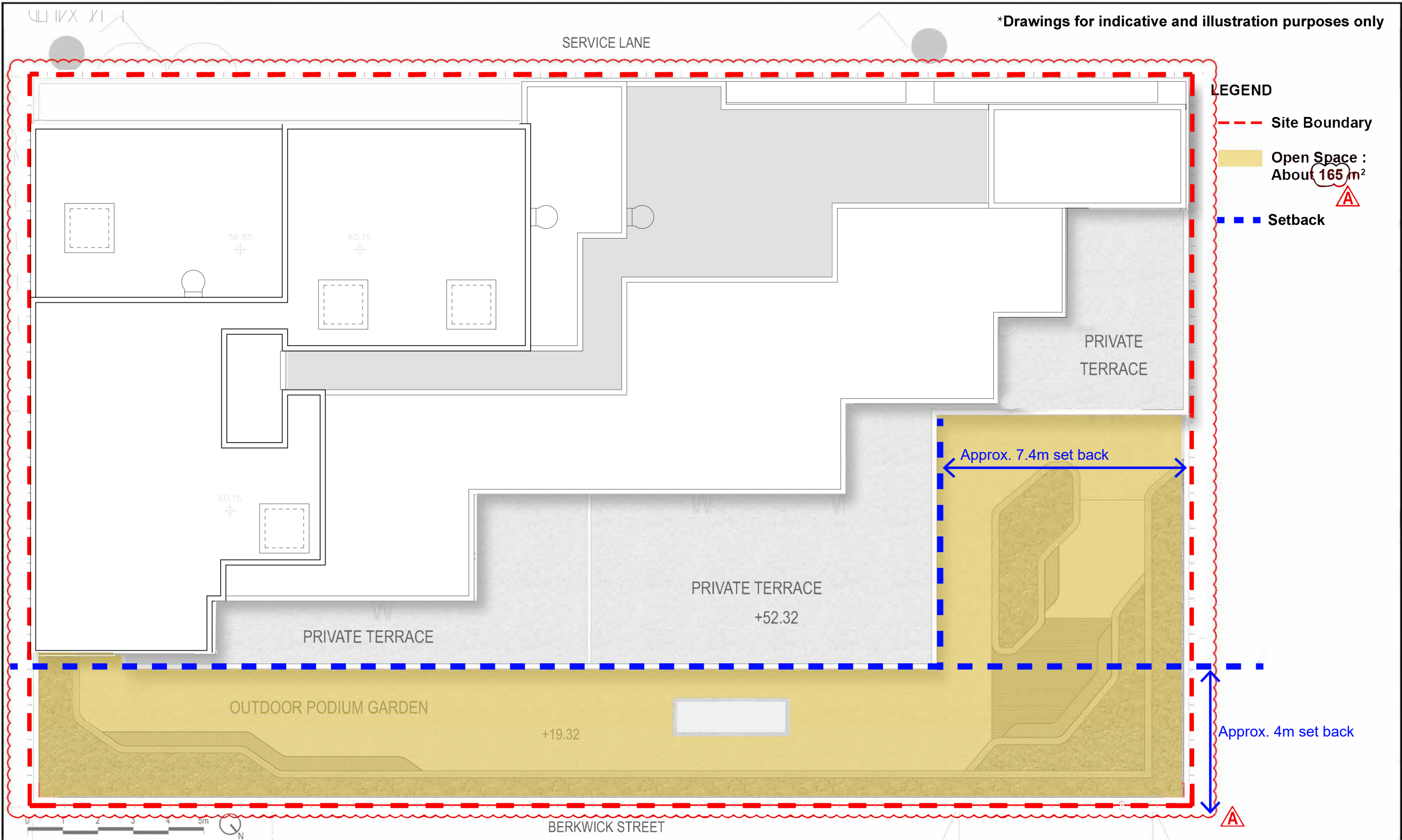
- LEGEND**
- Site Boundary
 - Green Area : About 47m²
 - Setback

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						Job Title Architectural and Associated Consultancy Services for Technical Feasibility Study for The Proposed Redevelopment of Hong Kong Sheng Kung Hui St. Thomas' Church at 43 Berwick Street, Sham Shui Po, Kowloon, N.K.I.L. No. 3762 & 3635RP			Drawing No. ADL3/TFS/GA01								
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-	14 MAR 2024	TFS Landscape drawings	OO	JN	TTH												
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	OO	Checked by	JN	Approved by	TTH	Date	MAR 2024	Job. No.	ADL3	Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Sky On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	



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- LEGEND**
- Site Boundary
 - Open Space : About 165 m²
 - Setback

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						Job Title Architectural and Associated Consultancy Services for Technical Feasibility Study for The Proposed Redevelopment of Hong Kong Sheng Kung Hui St. Thomas' Church at 43 Berwick Street, Sham Shui Po, Kowloon, N.K.I.L. No. 3762 & 3635RP			Drawing No. ADL3/TFS/OS01		 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Sky On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	
						Drawing Title OPEN SPACE PROVISION			Scale 1:100			
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Amendment No.		Date	Description	Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by	Date	Job. No.	ADL3

Annex 6

Replacement Pages of Visual Impact Assessment

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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
Beneficial	The impact is beneficial if the project will complement the visual character of its setting, and/or will improve overall visual quality.
Negligible	The impact is negligible if the assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project.
Slight	The impact is slight if there will be slight adverse visual effects caused by the project.
Moderate	The impact is moderate if there will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures.

Substantial	The impact is substantial if the adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.
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- 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**.

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 'beneficial', 'negligible', 'slight', 'moderate' and 'substantial'.

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.
Visual Change	<p>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.</p> <p>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.</p>
Overall Visual Impact	The overall visual impact brought by the Proposed Redevelopment is therefore assessed as slight to moderate .

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.
Visual Change	<p>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.</p> <p>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.</p>
Overall Visual Impact	Hence, the overall visual impact of this VP is considered slight .

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.

Visual Change	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 .
	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.
Visual Change	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 . 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 slight .

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 and Belgravia Place, 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. Nonetheless, upon completion, the Proposed Redevelopment would not obstruct the sky view. The overall sky openness from this VP remains unchanged.
Visual Change	<p>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.</p> <p>The major visual resource of this VP is the sky view. Despite the upper portion of the Proposed Redevelopment will be presented as a new visual element, it will not obstruct the sky view along Berwick Street. With the incorporation of the building setbacks from 2/F, the building bulk of the Proposed Redevelopment would be softened.</p>
Overall Visual Impact	In view of the above, the overall visual impact is considered as negligible.

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.
Visual Change	<p>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.</p> <p>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.</p>
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

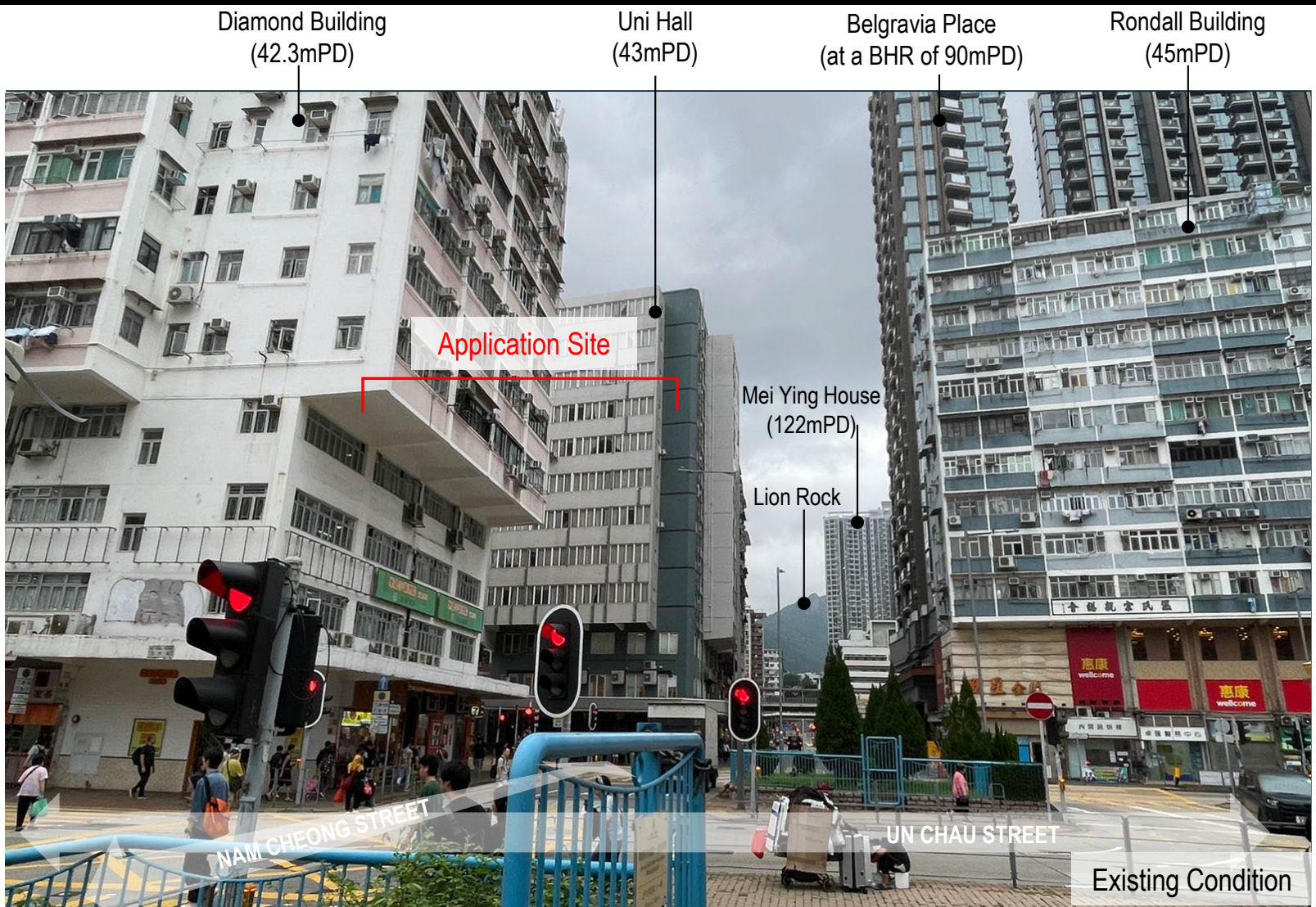
- 5.2.1 The appraisal of visual changes has taken into account the sensitivity of the public viewers and the effects of the visual changes to determine the overall visual impact at all six VPs.
- 5.2.2 As demonstrated in the photomontages, the Proposed Redevelopment will partially / largely be shielded, with only a portion visible in the **two** VPs (**VPs 2 and 4**). Considering the slight blockage of the sky view, the overall visual impacts from these locations are assessed to be “negligible to **slight**” to “**slight**”. There are **three** VPs (**VPs 3, 5 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 “**slight** to **moderate**” 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 “**slight** to **moderate**”.
- 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 Rating
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	Slight to Moderate
VP2 Pedestrian Crossing at Junction of Berwick Street and Shek Kip Mei Street	View looking from the southeast of the Application Site	Low	Slight	Slight
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 Slight
VP5 Pedestrian Crossing at Junction of Pak Tin Street and Berwick Street	View looking from the northwest of the Application Site	Low	Negligible	Negligible
VP6 Garden Hill Hiking Trail	View looking from the further northwest of the Application Site at Garden Hill	High	Negligible	Negligible

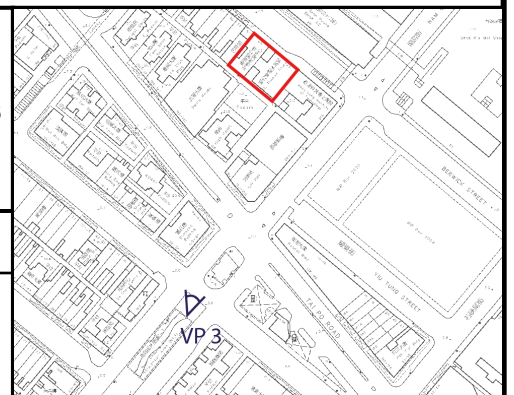
6 CONCLUSION

- 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 two VPs (VPs 2 and 4). Considering the slight blockage of the sky view, the overall visual impacts from these locations are assessed to be "negligible to slight" to "slight". There are three VPs (VPs 3, 5, 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 "slight to moderate" 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 In addition to the assessments on the above VPs, two Strategic Viewing Points ("SPVs"), namely SVP6 at Sun Yat Sen Memorial Park, Sai Ying Pun, and SVP8 at Central Pier No. 7, have been included in this VIA. As demonstrated in Figures 6.1 and 6.2, the Proposed Redevelopment would be completely screened off by the existing building structures. Therefore, no adverse visual impact would be generated by the Proposed Redevelopment on these SPVs.
- 6.1.7 Overall, it is concluded that the Proposed Redevelopment will have "negligible" to "slight to moderate" visual impacts. Together with the adoption of mitigation measures, no significant adverse visual impact to the surroundings is anticipated.



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)



Shek Kip Mei Estate Block 22
(44.3mPD)

Belgravia Place
(at a BHR of 90mPD)

High Point
(110.2mPD)

Kam Yu Building
(43.7mPD)

Sunning Mansion
(45.2mPD)

Application Site



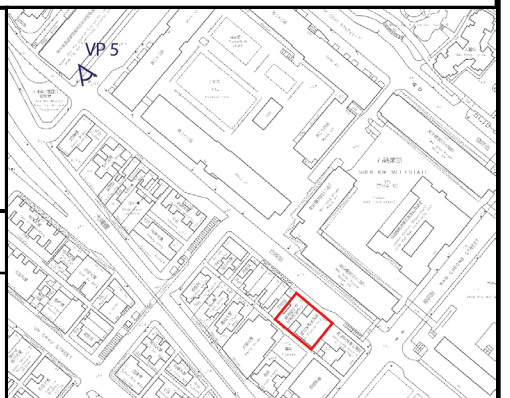
Proposed Redevelopment
12 storeys (55.37mPD)



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	<p align="center">View Point 5 View from Pedestrian Crossing at the Junction of Pak Tin Street and Berwick Street</p>





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



Strategic Viewing Point 6 – Sun Yat Sen Memorial Park, Sai Ying Pun



山脊線

Ridgeline

虛線以上為保留20%不受建築物遮擋地帶

Above the Dotted line : the 20% Building Free Zone


Proposed Redevelopment (Blocked)

筆架山
Beacon Hill

獅子山
Lion Rock

*Indicative location only

10/11/2025

	PROJECT	TITLE	
	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	Strategic Viewing Point 6 – Sun Yat Sen Memorial Park, Sai Ying Pun	
		PROJECT NO.	FIGURE
		PPCL-PLG-10128	6.1

Strategic Viewing Point 8 – Central Pier No.7



*Indicative location only

山脊線
Ridgeline

虛線以上為保留20%不受建築物遮擋地帶
Above the Dotted line : the 20% Building Free Zone

Proposed Redevelopment (Blocked)

筆架山
Beacon Hill

獅子山
Lion Rock

10/11/2025



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

Strategic Viewing Point 8 – Central Pier No.7

PROJECT NO.

PPCL-PLG-10128

FIGURE

6.2