

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/878

- Applicant** : Hong Kong Sheng Kung Hui (HKSKH) Welfare Council Limited represented by PlanPlus Consultancy Limited
- Site** : 43-45 Berwick Street, Sham Shui Po, Kowloon
- Site Area** : About 685.7m²
- Lease** : New Kowloon Inland Lot (NKIL) Nos. 3635 RP and 3762 (the Lots)
(a) restricted for the purposes of a non-profit making school (for NKIL No. 3635 RP) and a non-profit making church activities centre, a church and a pastors flat (for NKIL No. 3762)
(b) subject to a No-objection Letter dated 31.8.1954 permitting the erection of a church with conditions (for both lots)
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/41
- Zoning** : “Government, Institution or Community” (“G/IC”)
(a) maximum building heights (BHs) of four storeys (for the northwestern portion of the Site) and eight storeys (for the southeastern portion of the Site), or the height of the existing building, whichever is the greater
(b) in determining the relevant maximum number of storeys, any basement floor(s) may be disregarded
- Application** : Proposed Minor Relaxation of Building Height Restrictions (BHRs) for Permitted Religious Institution (RI) and Social Welfare Facility (SWF)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BHRs from four and eight storeys to 12 storeys (i.e. +8 storeys/+200% and +4 storeys/+50%) at the application site (the Site) (**Plan A-1**). The proposal pertains to the redevelopment of the existing HKSKH St. Thomas’ Church and Religious Education Resource Centre (RERC) into a 12-storey GIC block for various RI and SWF uses. According to the Notes of the OZP for the “G/IC” zone, ‘Religious Institution’ and ‘Social Welfare Facility’ are Column 1 uses, which are always permitted. However, as the redevelopment proposal, with a BH of 12 storeys,

exceeds the BHRs of four and eight storeys as stipulated on the OZP¹, planning permission for minor relaxation of BHRs from the Town Planning Board (the Board) is required.

- 1.2 The proposed development will amalgamate the existing four-storey St. Thomas' Church and RERC, and redevelop them into a single 12-storey composite block. Under the proposed scheme, the existing RI facilities will be reprovisioned across four floors (including a church hall on 1/F, ancillary activity rooms and church office on 9/F and 10/F and two ancillary pastor quarters on 11/F), with a gross floor area (GFA) similar to that of the existing St. Thomas' Church and RERC combined. To optimise the use of the Site under the "Special Scheme on Privately Owned Sites for Welfare Uses" (Special Scheme, see paragraphs 4.1 and 4.2 below for details) as supported by the Labour and Welfare Bureau (LWB) and Social Welfare Department (SWD), additional SWFs will be provided on the 2/F to 8/F (including Child Care Centre (CCC), Special CCC (SCCC), Day Care Centre for the Elderly (DE), Integrated Elderly Rehabilitation Services Centre (IERSC) and Neighbourhood Elderly Centre (NEC)) (**Drawings A-1 to A-13**). While the operation mode of the facilities will be determined at a later stage, the proposed development will be operated by the HKSKH as a whole.
- 1.3 The proposed development has incorporated various design measures to enhance visual interest and to improve the quality of the adjoining pedestrian environment, including (i) building recesses (from the 2/F and above) of about 4m and 7.4m along the northeastern and northwestern boundaries respectively (**Drawing A-14**); (ii) an outdoor podium landscape garden and a semi-open sky garden on the 2/F and 7/F respectively (**Drawings A-3 and A-8**), which will be opened for use by users of the SWFs; (iii) a 2m-wide canopy with a length of 13.4m along Berwick Street (**Drawings A-1 and A-2**); and (iv) widening of a section of footpath in front of the Site from about 3m to about 5m to be carried out at the applicant's own cost² (**Drawing A-15**).
- 1.4 Floor plans, section, landscaping/footpath widening proposals and photomontages submitted by the applicant are at **Drawings A-1 to A-18**. The major development parameters of the proposed development are summarised below:

Major Development Parameters	Proposed Development (Application No. A/K5/878)
Site Area (about)	685.7m ²
GFA	Not more than 6,032m ² ^&
Plot Ratio (PR)	Not more than 8.81 ^

¹ BHRs were imposed on the Cheung Sha Wan OZP in 2010. The BHR of four storeys for the northwestern portion of the Site (covering about 58% of the Site) was imposed to reflect the existing BH of the four-storey RERC. For the southeastern portion of the Site (i.e. St. Thomas' Church, covering about 42% of the Site), as it formed part of the then-St. Thomas' Primary School, a standardised BHR of eight storeys was imposed, which was the norm for school developments. The remaining part of the former St. Thomas' Primary School building to the immediate southeast of the Site is now occupied by The Hong Kong Institute of Technology (HKIT).

² The proposed footpath widening would entail relocation of an existing disabled parking space westwards and the re-provisioning of three metered car parking spaces elsewhere (**Drawing A-15**). The proposal will be subject to the agreement of the Transport Department and Highways Department (HyD) at the detailed design stage.

Major Development Parameters	Proposed Development (Application No. A/K5/878)
Site Coverage	Non-domestic ($\leq 15\text{m}$): not more than 98% Non-domestic ($> 15\text{m}$): not more than 69% Domestic: not more than 30%
No. of Storeys	12 (about 55.37mPD at main roof level*)
Main Uses by Floor and Floor-to-floor Heights (FTFHs)	
G/F (4.75m)	Entrance lobby, car park and E&M
1/F (7m)	Church hall
2/F to 8/F (3.55 to 4.15m)	SWFs and ancillary facilities, including: <ul style="list-style-type: none"> • CCC (59 places) • SCCC (30 places) • DE (40 places) • IERSC • NEC Outdoor podium garden (2/F) Semi-open sky garden (7/F)
9/F to 10/F (3.55m)	Church activity rooms and ancillary office
11/F (2.9m)	Ancillary pastor quarters (two units), private terrace and E&M
Building Recesses	About 4m to 7.4m from 2/F and above (Drawing A-14)
Parking and Loading/unloading (L/UL) Facilities	L/UL Bay: 1 Light bus parking spaces: 3
Anticipated Year of Completion	2032

Notes:

¹ Including domestic GFA/PR of about 200m² and 0.3 for the ancillary pastor quarters. Floor area for the mezzanine floor and voids have been included in the GFA calculation; whether such floor area may be exempted from GFA calculation will be subject to the Building Authority's assessment at the building plan submission stage.

[&] The proposed GFA for RI is about 2,390m², which is similar to that of the existing St. Thomas' Church and RERC. An additional GFA of about 3,642m² for SWFs will be provided under the proposed development. Both of which may be subject to change at the detailed design stage.

^{*} Notwithstanding that the BHR for the Site is expressed in terms of number of storeys on the OZP, for information, the proposed development has an absolute BH of 55.37mPD, which is about 29.37m (or +113%) taller than the existing St. Thomas' Church (at 26mPD) and about 34.37m (or +164%) taller than the existing RERC (at 21mPD).

1.5 According to the applicant, the proposed FTFHs are to reflect the operational requirements of the proposed uses, including the G/F (with FTFH of 4.75m) to provide sufficient headroom for the parking and L/UL of light buses; the church hall at 1/F (with FTFH of 7m) to create an appropriate setting for the carrying out of religious activities/congregations; and SWFs at 2/F to 8/F (with FTFH of 3.55m to 4.15m) to accommodate the specialised equipment used in elderly medical services and to comply with relevant regulations. The FTFH of 2.9m for the pastor quarters at 11/F is also considered modest when compared with the norm of 3.15m adopted in modern-day flats.

- 1.6 The applicant has submitted various technical assessments to demonstrate that the proposed development will not generate adverse visual, traffic, environment, sewerage and drainage impacts on the surrounding area. In terms of visual impact, through the implementation of the design measures as stated in paragraph 1.3 above, the proposed development is not expected to generate any significant adverse visual impact on the surrounding area. On traffic aspect, as the Site is well served by public transport and the SWFs are mainly to serve the local population, the parking demand would be minimal and the proposed parking facilities are sufficient to meet the operational needs of the development. As for noise impact, with the adoption of acoustic windows (baffle-type) at selected windows, the proposed development would not be subject to any adverse noise impact from surrounding noise sources.
- 1.7 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 24.4.2026 (Appendix I)
 - (b) Supporting Planning Statement (SPS) received on 24.4.2026 (Appendix Ia)
 - (c) Further Information (FI) received on 28.5.2026* (Appendix Ib)
* exempted from publication and recounting requirements

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the SPS at **Appendix Ia** and summarised as follows:

In Line with the Government's Policy on Provision of Elderly and Child Care Services

- (a) The redevelopment proposal will meet the acute demand for CCC, SCCC, DE, IERSC and NEC in the Sham Shui Po district. The proposal is supported by LWB/SWD's Special Scheme, which aims to increase the provision of much-needed SWFs at sites owned by non-governmental organisations (NGOs). The applicant will continue to work closely with LWB/SWD to formulate the service details and optimise the development plan so as to expedite the delivery of much-needed elderly and child care services to the community.

In Line with Planning Intention and Compatible with the Surrounding Area

- (b) The proposed GIC development is in line with the planning intention of the "G/IC" zone. Given the medium to high-rise developments in the surrounding area, the proposal is considered compatible with the surroundings in terms of development scale and intensity.
- (c) The proposed development will amalgamate two sites into a single development, creating operational efficiency and synergy in the process. It follows the policy direction of the "Single Site, Multiple Use" (SSMU) model, and will unleash the full development potential of a standalone congested GIC site. The Site, in close proximity to residential developments, makes it an ideal location to deliver more GIC uses to serve the nearby residents.

Design Measures

- (d) Various design measures, as mentioned in paragraph 1.3 above, have been proposed to enhance visual interest and improve the quality of the adjoining streetscape. The proposal largely meets the relevant criteria for minor relaxation of BHR as stated in paragraph 7.6 of the Explanatory Statement (ES) of the OZP.

Technical Aspects

- (e) The technical assessments have demonstrated that the proposed development is technically feasible and would not generate adverse visual, traffic, environmental, infrastructure and landscape impacts on the surrounding area, including the adjoining HKIT.

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

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

4. Background

- 4.1 As set out in the 2013 Policy Address (PA), in order to provide diversified sub-vented and self-financing facilities, the Government would seek to use the Lotteries Fund more flexibly and make better use of the land owned by NGOs through redevelopment or expansion. The LWB/SWD subsequently launched Phase One of the Special Scheme in September 2013 to encourage NGOs to better utilise their own sites, through expansion, redevelopment or new development, to provide or increase those welfare facilities considered by the Government as being in acute demand. The current proposal is one of the projects under Phase One of the Special Scheme.
- 4.2 As promulgated in the 2018 PA, the Government will implement a new phase of the Special Scheme, under which targeted assistance will be provided for participating NGOs during the planning or development process. Phase Two of the Special Scheme was launched in April 2019, which proposed various enhanced features, including expansion of the types of welfare services in the “Shopping List” as well as the type of welfare related ancillary facilities that may be included in project proposals.

5. Previous Application

The northwestern portion of the Site was the subject of a planning application for the erection of the current RERC (No. A/K5/141), which was approved with conditions by

the Metro Planning Committee (the Committee) of the Board in 1991³, mainly on the consideration that the proposed use was compatible with the surrounding area. Details of the application is summarised at **Appendix II** and the location of the site is shown on **Plan A-1**.

6. Similar Application

There is one similar application (No. A/K5/709) for minor relaxation of BHR (from 7 to 8 storeys (+14.3%)) for a proposed church-cum-kindergarten development within the “G/IC” zone on the OZP, which was approved with conditions by the Committee in 2011 mainly on the considerations that the proposal was compatible with the surrounding uses, planning and design merits were proposed as part of the development and the proposed development would not result in any adverse visual, environmental, traffic and landscape impacts. Details of the application is summarised at **Appendix II** and the location of the site is shown on **Plan A-1**.

7. The Site and Its Surrounding Areas (Plans A-1 to A-5)

7.1 The Site is:

- (a) currently occupied by the HKSKH St. Thomas’ Church and RERC;
- (b) abuts HKIT to the southeast within the same “G/IC” zone (subject to BHR of 8 storeys), Berwick Court to the northwest and High Point to the south (the latter two are residential developments subject to BHRs of 90mPD/110mPD⁴ in the adjacent “R(A)7” subzone); and
- (c) accessible via Berwick Street.

7.2 The surrounding areas have the following characteristics:

- (a) a predominantly medium to high-rise residential neighbourhood (with BHRs of 90mPD/110mPD⁴) with commercial/retail uses on the lower floors, including Shek Kip Mei Estate to the north and east of the Site across Berwick Street and Nam Cheong Street;
- (b) intermixed with various GIC facilities, such as Un Chau Street Municipal Services Building (BHR of 11 storeys), St. Francis of Assisi’s Church and English Primary School (BHR of 8 storeys) and Un Chau Centre (BHR of 7 storeys) (**Plan A-5**); and

³ The RERC portion of the Site was zoned “Residential (Group A)” (“R(A)”) at the time of consideration of the subject application. It was subsequently rezoned to “G/IC” in 2005 to reflect the existing RI use.

⁴ According to Remarks (14) of the Notes of the OZP for the “R(A)” zone, on land designated “R(A)4” and “R(A)7” (i.e. those zonings in the vicinity of the Site) a maximum BHR of 110mPD would be permitted for sites with an area of 400m² or more. Otherwise, the aforesaid subzones are subject to a prevailing BHR of 90mPD as stipulated on the OZP.

- (c) well served by various modes of public transport, including MTR, buses and public light buses. MTR Sham Shui Po Station is located about 270m to the southwest of the Site.

8. Planning Intention

- 8.1 The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 8.2 As stated in paragraph 7.6 of the ES of the OZP, a minor relaxation clause in respect of BHRs is incorporated into the Notes of the OZP to provide incentive for developments/redevelopments with design merits/planning gains. Each planning application for minor relaxation of BHR will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible PR under the Plan; and
 - (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

9. Comments from Relevant Government Bureaux/Departments (B/Ds)

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

Policy Aspect

- 9.1.1 Comments of the Secretary for Labour and Welfare (SLW):

he supports the application in-principle as the proposed redevelopment is in line with the Government’s policy and the intention of the Special Scheme.

9.1.2 Comments of the Secretary for Home and Youth Affairs:

- (a) no objection regarding the inclusion of religious facilities in the proposal from religious policy perspective; and
- (b) the applicant is a bona fide religious organisation and a member of the Hong Kong Christian Council, and is registered under section 88 of the Inland Revenue Ordinance (Cap. 112).

9.1.3 Comments of the Director of Social Welfare (DSW):

- (a) he supports the application as the proposed redevelopment is in line with the Government's policy and the intention of the Special Scheme; and
- (b) the proposed redevelopment, if materialised, would optimise the use of the Site to augment the provision of child care, elderly and rehabilitation services so as to meet the existing and future service demands.

Land Administration

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

- (a) no objection to the application;
- (b) the Site falls within the Lots. NKIL 3635 RP which is restricted under the Conditions of Grant No. 4718 dated 27.8.1951 as extended by a Particulars and Conditions of Extension of Lease Term dated 6.5.1996 for the purpose of a non-profit making school; and NKIL 3762 which is restricted under the Conditions of Grant No. 5001 dated 16.2.1954 as varied or modified by two Modification Letters dated 18.9.1991 and 6.5.1996 and extended by a Particulars and Conditions of Extension of Lease Term dated 6.5.1996 for the purposes of a non-profit making church activities centre, a church and a Pastors Flat. The Lots are further subject to a No-objection Letter dated 31.8.1954 permitting the erection of a church in accordance with the plan on the condition that the open area under the church shall continue to be used for a school playground; and
- (c) as the proposed redevelopment is not in compliance with the lease conditions of the Lots, the applicant should note his detailed comments at **Appendix III**.

Traffic

9.1.5 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the application from traffic engineering point of view subject to the imposition of an approval condition stipulating the submission of a revised traffic impact assessment (TIA) to the satisfaction of the C for T or of the Board; and
- (b) her advisory comments are at **Appendix III**.

9.1.6 Comment of the Chief Highway Engineer/Kowloon, HyD:

no adverse comment on the application from highways maintenance viewpoint. Her advisory comments are at **Appendix III**.

Environment

9.1.7 Comments of the Director of Environmental Protection (DEP):

- (a) no adverse comment on the application; and
- (b) the applicant submitted a preliminary environmental review and a sewerage impact assessment to assess the potential environmental impacts. According to the information provided, no insurmountable environmental impact during construction and operational phases of the proposed redevelopment is anticipated.

Building Matters

9.1.8 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

no in-principle objection to the application and his advisory comments are at **Appendix III**.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

no objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction. His advisory comments are at **Appendix III**.

Urban Design, Visual Impact and Landscape Planning

9.1.10 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no adverse comment on the application from urban design, visual impact and landscape planning perspectives, and her advisory comments are at **Appendix III**;

Urban Design and Visual Impact

- (b) the Site is surrounded by existing residential developments mainly zoned “R(A)” and “R(A)7” with BHRs of 110mPD and 90mPD (or 110mPD for sites with an area of 400m² or more) respectively. The proposed minor relaxation of BHR from four and eight storeys to 12 storeys (about 55.37mPD at main roof level) is considered not incompatible with the surrounding visual context;
- (c) according to the visual impact assessment, the overall visual impact of the proposed development from selected viewing points ranges from “negligible” to “slight to moderate” when compared with the existing condition. The proposed development has incorporated a L-shape building recess on 2/F and above, with provision of podium garden along the northeastern site boundary (about 4m wide) and partly along the northwestern site boundary (about 7.4m wide) (**Drawings A-3, A-8 and A-14**). A 2m-wide canopy is also partly provided along the northeastern site boundary (**Drawings A-1 and A-2**). Landscape treatments in the form of planters at 2/F are also proposed and suitable façade treatments, including that facing the existing scavenging lane, will be considered at the detailed design stage. The implementation of the above design elements may promote visual interest and pedestrian comfort; and

Landscape Planning

- (d) based on the aerial photo taken in 2025 (**Plan A-3**), the Site is situated in an area of “City Grid Mixed Urban Landscapes” predominantly surrounded by medium to high-rise residential developments. No existing trees are observed within the Site. A podium garden with planting areas and bench seating is proposed on 2/F for events holding, outdoor seating, fitness and jogging. In view of the above, no significant adverse landscape impact arising from the proposed development is anticipated.

9.2 The following Government B/Ds have no objection to/no comment on the application:

- (a) Secretary for Education;
- (b) Chief Architect/Advisory & Statutory Compliance, Architectural Services Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (d) Chief Engineer/Construction, Water Supplies Department;

- (e) Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department;
- (f) Commissioner of Police (C of P); and
- (g) District Officer (Sham Shui Po), Home Affairs Department.

10. Public Comments Received During the Statutory Publication Period

During the statutory public inspection period, two public comments were received from individuals (**Appendix IV**). One individual objects the application mainly on the grounds that the extent of minor relaxation in BHR sought is excessive, a large amount of GFA has been designated for HKSKH's RI related facilities including the pastor quarters, and the proposed development may adversely affect the adjoining HKIT. The other individual opines that the façade design should take into account the possible visual impact on the surrounding area.

11. Planning Considerations and Assessments

11.1 The application is for proposed minor relaxation of BHR from four and eight storeys to 12 storeys (i.e. +8 storeys/+200% and +4 storeys/+50%) to facilitate the redevelopment of the existing HKSKH St. Thomas' Church and RERC into a 12-storey composite GIC building for permitted RI and SWF uses. Each application for minor relaxation of BHR will be considered by the Board on the individual merits of the development proposal.

Planning Intention and Land Use Compatibility

11.2 The proposed development, consisting of various RI and SWF uses within a composite GIC block, is in line with the planning intention of the "G/IC" zone, which is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory, as well as to provide land for uses directly related to or in support of the work of organisations providing social services to meet community needs. SLW and DSW support the application as the proposed development, which is one of the projects under Phase One of the Special Scheme, will provide SWFs considered by the Government as being in acute demand. The proposed RI and SWF uses are intended to serve the local residents in the vicinity and is considered compatible with the residential neighbourhood.

Minor Relaxation of BHR and Visual Compatibility

11.3 The proposed development comprises a composite GIC block of 12 storeys in height. As the proposed GFA for RI is similar to that of the existing St. Thomas' Church and RERC, the proposed minor relaxation of BHRs is mainly to accommodate the additional GFA for SWFs proposed under the Special Scheme. In amalgamating the existing four-storey St. Thomas' Church and RERC, a comprehensive redevelopment could be achieved, whereby re-provisioned RI use and new SWF uses will be co-located within a single building. Through sharing of essential facilities (such as lift core, car parking and L/UL, etc.), operational synergy and efficiency could be achieved under the "SSMU" principle.

- 11.4 The Site is located amidst a residential neighbourhood mixed with various GIC facilities. The BH profile for the surrounding area generally descends from the uphill Shek Kip Mei area in the northeast (BHRs of 110mPD to 130mPD) to the downhill Sham Shui Po area (BHRs of 90mPD/110mPD). While much of the area has yet to be redeveloped, newer residential developments (such as High Point and Belgravia Place to the south and southeast of the Site) have begun to emerge and have largely been built up to the maximum BHR of 110mPD. Judging from the submitted photomontages (**Drawings A-16 to A-18**), CTP/UD&L, PlanD considers that the proposed minor relaxation of BHR by four and eight storeys is not visually incompatible with the surrounding visual context.

Design Measures

- 11.5 The proposed scheme has incorporated various design measures as mentioned in paragraph 1.3 above, notably building recesses to enhance visual interest (**Drawing A-14**); a 2m-wide canopy along parts of Berwick Street (**Drawings A-1 and A-2**); and widening of the footpath fronting the Site from about 3m to about 5m (**Drawing A-15**). CTP/UD&L, PlanD considers that the proposed design elements may promote visual interest and pedestrian comfort. The applicant has also provided technical justifications for the proposed FTFHs, to which CBS/K, BD has no in-principle objection. Overall, the proposed development generally meets the criteria for consideration of minor relaxation of BHR as stated in the ES of the OZP in that the proposal will amalgamate smaller sites for comprehensive redevelopment, create a better streetscape/good quality street level space and would bring about improvements to the townscape and enhance the provision of services to the community.

Technical Aspects

- 11.6 The submitted technical assessments have demonstrated that the proposed development will not cause adverse visual, traffic, environmental, drainage and sewerage impacts on the surrounding area. Relevant departments consulted, including CBS/K, BD, C for T, DEP, CE/MS, DSD and D of FS, have no objection to/no adverse comment on the application. Should the application be approved by the Committee, an approval condition on the submission of a revised TIA is recommended in paragraph 12.2 below to address the comments of C for T.

Similar Application

- 11.7 There is one similar application (No. A/K5/709) for minor relaxation of BHR for a proposed church-cum-kindergarten development within the "G/IC" zone on the OZP, which was approved by the Committee mainly on the considerations that the proposed use was compatible with the surrounding area, the proposal had incorporated sufficient planning and design merits, and concerned departments had no adverse comments on the proposed development. Such considerations are generally relevant to the current application.

Public Comments

- 11.8 Regarding the concern on the extent of minor relaxation in BHR sought and the associated visual impact, each application for minor relaxation of BHR will be considered by the Board on a case-by-case basis subject to the individual planning

circumstances and merits of the proposals. In this connection, the planning assessments in paragraphs 11.3 to 11.5 above are relevant. Regarding the potential impact on the adjoining HKIT, CBS/K, BD has no objection to the proposed development and the applicant will be advised, by way of advisory clauses, to ensure structural stability and self-sustainability of the adjoining HKIT at the building plan stage and that appropriate precautionary measures should be provided at the construction stage. Regarding the concern on the allocation of GFA for RI uses, the proposed GFA for RI use is for the reprovisioning of existing facilities, the scale of which is similar to that of the existing St. Thomas' Church and RERC.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 5.6.2030, and after the said date, the permission shall cease to have effect unless prior to the said date either the development hereby permitted is commenced or the permission is renewed. The following approval condition and advisory clauses are suggested for Members' reference:

Approval condition

the submission of a revised traffic impact assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory clauses

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

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

13. Decision Sought

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

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

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

14. Attachments

Appendix I

Application Form received on 24.4.2026

Appendix Ia

SPS received on 24.4.2026

Appendix Ib

FI received on 28.5.2026

Appendix II

Previous and Similar Applications

Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawings A-1 to A-12	Floor Plans
Drawing A-13	Section
Drawing A-14	Building Recesses and Greenery Plan
Drawing A-15	Footpath Widening Plan
Drawings A-16 to A-18	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos
Plan A-5	Building Height Profile

**PLANNING DEPARTMENT
JUNE 2026**