

Appendix 1

**Approval Letter for Planning Application No. A/TWW/123
from TPB dated 15 July 2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/TWW/123

By Email

29 July 2022

KTA Planning Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Kenneth To / Kitty Wong)

Dear Sir/Madam,

**Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area
Restriction for Permitted Temporary School (Tutorial Service) for a Period of
5 Years in “Residential (Group A) 3” Zone, Level 5 (Part), Bellagio Mall, Bellagio,
33 Castle Peak Road - Sham Tseng, Sham Tseng, Tsuen Wan, New Territories**

I refer to our letter to you dated 15.7.2022 regarding the captioned planning application which was approved with conditions by the Town Planning Board on 24 June 2022.

Attached please find a revised page (page 1) of the above-said letter rectifying a typographical error in paragraph 2 of the letter for your replacement.

If you have any queries regarding this planning permission, please contact Mr. Ng Kar Shu of Tsuen Wan & West Kowloon District Planning Office at 2417 6260.

Yours faithfully,


(Leticia LEUNG)
for Secretary, Town Planning Board

城市規劃委員會

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By Email

15 July 2022

KTA Planning Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Kenneth To / Kitty Wong)

Dear Sir/Madam,

**Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area
Restriction for Permitted Temporary School (Tutorial Service) for a Period of
5 Years in “Residential (Group A) 3” Zone, Level 5 (Part), Bellagio Mall, Bellagio,
33 Castle Peak Road - Sham Tseng, Sham Tseng, Tsuen Wan, New Territories**

I refer to my email to you dated 6.5.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 24.6.2026 24.6.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the existing fire service installations implemented at the application premises shall be maintained in efficient working order at all times during the planning approval period; and
- (b) if the above planning condition is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department, that regardless of the size of the kindergarten, only a maximum of 670m² can be excluded from gross floor area calculation under lease.

If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35C and 36B for details. The Guidelines and application forms are available at the TPB's website