

Appendix 2

**Approval Letter for Planning Application No. A/TWW/132
from TPB dated 2 May 2025**

+ 852 2522 8426

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 Fax: 2877 0245 / 2522 8426

By Post & Fax ()

電 話 Tel: 2231 4810

來函格號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/TWW/132

2 May 2025

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for Permitted
'Social Welfare Facility' Use in "Residential (Group A) 3" Zone, Level 5 (Part), Bellagio
Mall, Bellagio, 33 Castle Peak Road - Sham Tseng, Sham Tseng, Tsuen Wan**

I refer to my letter to you dated 9.4.2025.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 11.4.2030.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix III of the TPB Paper.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C ([https://www\(tpb.gov.hk/en/forms/Guidelines/TPB_PG_36C.pdf](https://www(tpb.gov.hk/en/forms/Guidelines/TPB_PG_36C.pdf)) for details.

This temporary permission will lapse on 12.4.2030. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D ([https://www\(tpb.gov.hk/en/forms/Guidelines/TPB_PG-No_34D_eng.pdf](https://www(tpb.gov.hk/en/forms/Guidelines/TPB_PG-No_34D_eng.pdf)). However, the TPB is under no obligation to renew the temporary permission.

The TPB Paper in respect of the application is available at this link ([https://www\(tpb.gov.hk/en/meetings/MPC/Agenda/763_mpc_agenda.html](https://www(tpb.gov.hk/en/meetings/MPC/Agenda/763_mpc_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 11.4.2025 is enclosed herewith for your reference.

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Under section 17(1) and 17(1A) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 23.5.2025). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

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

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/jl