

S16 PLANNING APPLICATION

Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21

**Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction
for Permitted Temporary Social Welfare Facility for a Period of 5 Years
In “Residential (Group A)3” Zone, Level 5 (Part) Bellagio Mall, Bellagio,
33 Castle Peak Road, Sham Tseng, Tsuen Wan**

SUPPORTING PLANNING STATEMENT


December 2025

Applicant:

Salisbury Company Ltd.

Consultancy Team:

KTA Planning Ltd.

 S3049b/PS/V04



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Salisbury Company Limited, is seeking approval from the Town Planning Board ("TPB") for the proposed minor relaxation of maximum non-domestic GFA restriction to enable the permitted temporary 'Social Welfare Facility' for a period of 5 years at portion of Level 5, Bellagio Mall, Bellagio, 33 Castle Peak Road, Tsuen Wan ("the Subject Premises"). The Subject Premises is zoned "Residential (Group A) 3" ("R(A)3") on the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21, and was previously occupied by a tutorial school, known as Calibre Education Centre.

The Subject Premises was originally planned for a kindergarten which was exempted from non-domestic GFA calculation in accordance with the Statutory Notes of the Approved OZP. As the Subject Premises is proposed to be converted to temporary 'Social Welfare Facility' use, the concerned non-domestic GFA cannot be exempted and will exceed the non-domestic GFA restriction of the "R(A)3" zone. Hence, submission of Planning Application to the TPB for minor relaxation of non-domestic GFA restriction of about 458.9 sq.m will be required.

The proposed minor relaxation of maximum non-domestic GFA restriction for the permitted temporary Social Welfare Facility is fully justified due to the following reasons:

- The proposal will continue to meet the planning intention of the "R(A)" Zone.
- The proposed Social Welfare Facility is a suitable use at the Subject Premises in terms of compatibility and accessibility.
- The proposed use of the Subject Premises for a District Health Centre ("DHC") is in alignment with Government's Policy to expand health service network to the community.
- The proposed DHC will synergise with other social welfare facilities on the same floor.
- There will not be any increase in building bulk due to the proposed development.

With the justifications presented above, we sincerely request the TPB to give favourable consideration to this Planning Application.

行政摘要

(內文如有差異，應以英文版本為準)

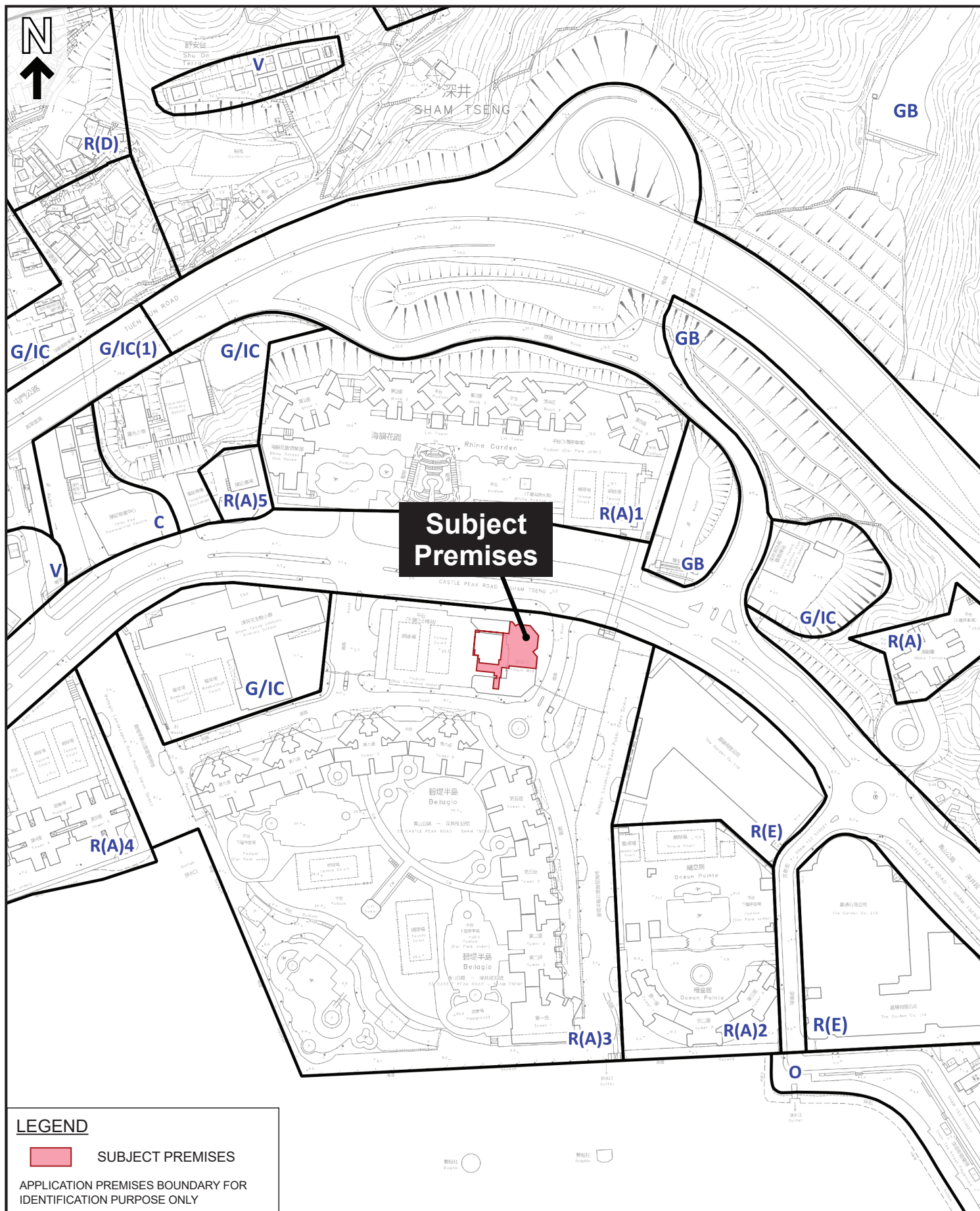
申請人 Salisbury Company Limited，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請臨時放寬地盤的最大非住用總樓面面積限制，以容許在荃灣深井 青山公路深井段 33 號碧堤半島碧堤坊第五層(部份)作准許的社會福利設施用途，為期五年。申請處所位於荃灣西部分區計劃大綱核准圖(下稱大綱核准圖)編號 S/TWW/21 的「住宅(甲類)3」地帶內。該申請處所昔日由匯縉教育中心使用。

申請處所原規劃作幼稚園用途；而根據大綱核准圖的註釋部份，該位置的幼稚園已豁免計算在非住用總樓面面積內。由於申請處所改作臨時社會福利設施用途，涉及之非住用樓面面積將不能豁免，因而超出「住宅(甲類)3」的非住用總樓面面積限制，需要向城規會申請放寬地盤非住用總樓面面積限制，涉及大約 458.9 平方米。

擬議放寬最大非住用總樓面面積限制以作准許的臨時社會福利設施用途的主要理據如下：

- 擬議臨時社會福利設施為「住宅(甲類)」地帶的經常准許用途，並符合土地用途地帶的規劃意向。
- 擬議社會福利設施與商場內的現有商戶相容，而且申請處所可達性高，相當適合用作擬議用途。
- 擬議社會福利設施用作地區康健中心符合政府擴充社區康健服務網絡的政策目標。
- 擬議地區康健中心與同一樓層的其他社會福利設施發揮協同作用。
- 擬議發展不會增加建築體積。

基於上述理據，希望是次申請能獲得城規會支持。



LEGEND



SUBJECT PREMISES

APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
規劃顧問有限公司

SITE LOCATION PLAN

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

SCALE: 1:2500

Extract plan based on the Approved
Tsuen Wan West Outline Zoning
Plan No. S/TWW/21

DATE: 10 November 2025

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) <div style="border: 1px solid black; padding: 2px;">Social Welfare Facility</div> Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre
<hr/> <p>In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:</p> <hr/>	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Remarks (cont'd)

- (4) On land designated “Residential (Group A) 1”, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 81,528m², a maximum non-domestic GFA of 3,824m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 725m² should be provided for Government, institution or community (GIC) facilities. The provision of GIC facilities, as required by the Government, will not be taken into account for the purposes of calculating the total non-domestic GFA.
- (5) On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 45,660m² or the GFA of the existing building, whichever is the greater, and the maximum building height in terms of mPD as stipulated on the Plan. A 5-metre wide promenade along the southern boundary of the site should also be provided for public use.
- (6) On land designated “Residential (Group A) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 257,234m² and a maximum non-domestic GFA of 2,872m² or the GFA of the existing building, whichever is the greater, and the maximum building heights in terms of mPD as stipulated on the Plan. In addition, a day nursery, a children and youth centre cum study/reading room, a kindergarten consisting not less than 5 classrooms and a public transport terminus within the site should be provided. In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth center cum study/reading room, kindergarten consisting not less than 5 classrooms and transport terminus, as required by the Government, may be disregarded. Two nullah decks on the eastern and northwestern sides (20m and 25m wide respectively) and a 10m-wide promenade along the southern boundary of the site should be provided and landscaped. The two nullah decks and the promenade should be linked up by a continuous pedestrian walkway and open for public access.
- (7) On land designated “Residential (Group A) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stated in paragraphs (1) and (2) above and the maximum building height in terms of mPD as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Remarks (cont'd)

- (8) On land designated “Residential (Group A) 5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 4,531m², a maximum non-domestic GFA of 988m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In addition, a GFA of not less than 918m² for GIC facilities shall be provided. In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (9) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (4), (5), (6) and (8) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1), (2), (4), (5), (6) and (8) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1), (2), (4), (5), (6) and (8) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA and/or building height restrictions (except the GFA for GIC facilities specified in paragraph (4) above) stated in paragraphs (1), (2), (3), (4), (5), (6), (7) and (8) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (12) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Executive Summary

行政摘要

Table of Contents

1.	INTRODUCTION
1.1	Purpose
1.2	Report Structure
2.	SITE AND PLANNING CONTEXT
2.1	Site Location
2.2	Existing Condition
2.3	Accessibility
2.4	Planning History
2.5	Statutory Planning Context
2.6	Land Administration
2.7	Surrounding Land Use
2.8	Nature of Social Welfare Facility
3.	PROPOSED DEVELOPMENT SCHEME
3.1	The Proposed Layout for Social Welfare Facility
3.2	Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction
4.	PLANNING MERITS AND JUSTIFICATIONS
4.1	Continue to Meet the Planning Intention of the "Residential (Group A)" Zone
4.2	Suitability of the Proposed Use at the Subject Premises
4.3	Alignment with Government's Policy on District Health Centre
4.4	Synergise With Other Social Welfare Facilities On The Same Floor
4.5	The Proposal Will Not Result in Increase in Building Bulk
5.	SUMMARY AND CONCLUSION

List of Figures

- | | |
|------------|--|
| Figure 2.1 | Site Location Plan |
| Figure 2.2 | Photos of Existing Condition of the Subject Premises |
| Figure 2.3 | Zoning and Land Use Context Plan |

List of Tables

- | | |
|-----------|--|
| Table 2.1 | Major Floor Uses at Bellagio Mall |
| Table 2.2 | Planning History Related to the Subject Premises |
| Table 3.1 | Overview of Non-domestic GFA Involved at the Subject Premises Originally Reserved for Kindergarten |

List of Appendices

- | | |
|------------|--|
| Appendix 1 | Approval Letter for Planning Application No. A/TWW/123 from TPB dated 15 July 2022 |
| Appendix 2 | Approval Letter for Planning Application No. A/TWW/132 from TPB dated 2 May 2025 |
| Appendix 3 | Floor Plan of the Proposed Social Welfare Facility |

**S16 Planning Application
Approved Tsuen Wan West OZP No. S/TWW/21**

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

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Salisburgh Company Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum non-domestic GFA restriction to enable the permitted temporary ‘Social Welfare Facility’ for a period of 5 years at portion of Level 5, Bellagio Mall, Bellagio, 33 Castle Peak Road, Sham Tseng, Tsuen Wan (the “Subject Premises”).

1.1.2 The Subject Premises is zoned “Residential (Group A) 3” (“R(A)3”) under the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21. It forms part of a larger premises¹ for permitted ‘School (Tutorial Service)’ (Planning Application No. A/TWW/123) approved by the TPB for a period of 5 years on 24 June 2022 till 24 June 2027 (**Appendix 1** refers). This Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The proposed development layout will be described in Section 3. The planning merits and justifications of the proposed development are included in Section 4. Section 5 concludes and summarises this planning statement.

¹ The larger premises in question also comprises a ‘Social Welfare Facility (Day Activity Centre for the Golden Age)’ (Planning Application No. A/TWW/132) approved by the TPB for a period of 5 years on 11 April 2025 till 11 April 2030 (**Appendix 2** refers).

2. SITE AND PLANNING CONTEXT

2.1 Site Location

2.1.1 The Subject Premises is located at Level 5 (part) of Bellagio Mall of the estate development, Bellagio at 33 Castle Peak Road, Sham Tseng, Tsuen Wan (**Figure 2.1** refers). Bellagio Mall is bounded by Castle Peak Road - Sham Tseng to its north, public open space on the decked nullah to its east, residential development Bellagio to its south and Sham Tseng Catholic Primary School to its west. The total floor area involved in the Subject Premises is approx. 483.851 sq.m.

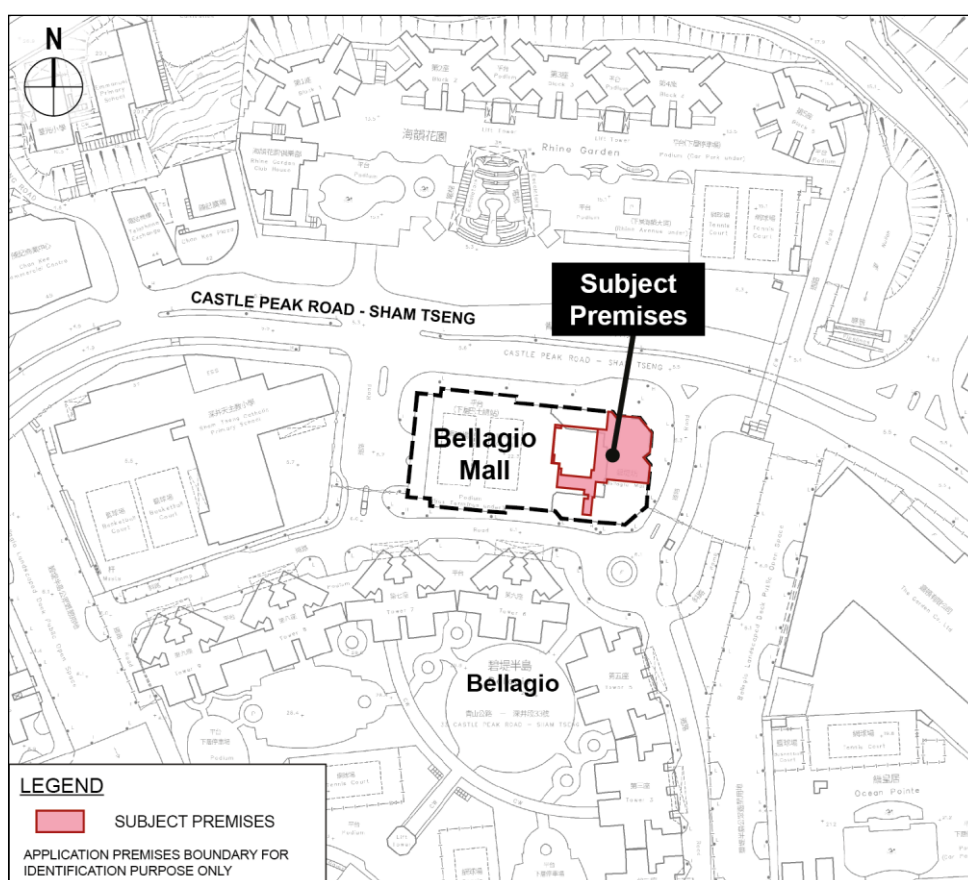


Figure 2.1: Site Location Plan

2.2 Existing Condition

2.2.1 Bellagio is a residential and commercial development comprising 8 nos. of residential blocks with 3,345 flats. Bellagio Mall is the commercial portion of the development housed within a 3-storey purposely designed free standing building to its north. The major floor uses of the commercial portion are summarized in **Table 2.1** below. The Subject Premises is located at portion of Level 5 of the commercial block, which is currently vacant and was previously occupied by a tutorial school (**Figure 2.2** refers).

Table 2.1: Major Floor Uses at Bellagio Mall

Level	Current Uses
Level 1 (G/F)	Social Welfare Facility (District Health Centre), Shops and Services (Real Estate Agency) and Public Transport Terminus
Level 3 (1/F)	Shops and Services (Chinese Medicine Clinic, Health / Personal Care Products, Retail Shop), Eating Place (Fast Food Shops), School (Tutorial Service), Place of Recreation, Sports or Culture (Gymnasium)
Level 5 (2/F)	School (Nursery School) and Social Welfare Facility (Children and Youth Centre)
Level 6 (Roof)	Tennis Court

2.2.2 Photos showing the existing condition of the Subject Premises can be found in **Figure 2.2**.

Figure 2.2: Photos of Existing Condition of the Subject Premises



Bellagio and Bellagio Mall



Bellagio Mall



Entrance to Bellagio Mall (G/F)



Level 1 (G/F)



Level 3 (1/F)



The Subject Premises – Level 5 (2/F)

2.3 Accessibility

2.3.1 The Subject Premises can be accessed via the escalator from Level 1 entrance then passenger lift or staircases from Level 3 of Bellagio Mall .

2.4 Planning History

2.4.1 The planning history related to the Subject Premises at Level 5 of Bellagio Mall is briefly set out in the table below:

Table 2.2: Planning History Related to the Subject Premises

Date	Details	Decision
20 Nov 2009	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. A/TWW/98)	Approved with conditions on a temporary basis for a period of 3 years until 20 Nov 2012
21 Sept 2012	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. A/TWW/104)	Approved with conditions on a temporary basis for a period of 3 years until 20 Nov 2015
24 Jun 2016	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. A/TWW/111)	Approved with conditions on a temporary basis for a period of 3 years until 24 Jun 2019
21 Jun 2019	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. A/TWW/118)	Approved with conditions on a temporary basis for a period of 3 years until 24 Jun 2022
24 Jun 2022	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. A/TWW/123)	Approved with conditions on a temporary basis for a period of 5 years until 24 Jun 2027
11 Apr 2025	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted Social Welfare Facility (Application No. A/TWW/132) ^{(1) (2)}	Approved with conditions on a temporary basis for a period of 5 years until 11 Apr 2030

⁽¹⁾ Not covered by the current Application

⁽²⁾ Planning Application No. A/TWW/132 involved a GFA of about 211.1 sq.m and was part of a larger premises for 'School' (Tutorial Service) approved by the TPB under Planning Application No. A/TWW/123

2.5 Statutory Planning Context

- 2.5.1 The Subject Premises falls within an area zoned "R(A)3" on the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (**Figure 2.3** refers). According to the Statutory Notes of the Approved OZP, the planning intention of "R(A)" zone is *"primarily for high-density residential developments"*. The proposed 'Social Welfare Facility' use, is a Column 1 use which is always permitted under "R(A)3" zone. It is stated in the "Remarks" of the Notes for "R(A)" zone on the OZP that on land designated "R(A)3", *"no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 257,234 sq.m and a maximum non-domestic GFA of 2,872 sq.m or the GFA of the existing building, whichever is the greater, and the maximum building heights in terms of mPD as stipulated on the Plan"*. It is also stated that *"a day nursery, a children and youth centre cum study/reading room, a kindergarten consisting not less than 5 classrooms and a public transport terminus within the site should be provided"*. It is further stated that *"in determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that is constructed or intended for use solely as day nursery, children and youth centre cum study/reading room, kindergarten consisting not less than 5 classrooms and a transport terminus, as required by the Government, may be disregarded"*.
- 2.5.2 The Subject Premises was originally planned for a kindergarten which was exempted from non-domestic GFA calculation in accordance with the Statutory Notes of the Approved OZP. As the Subject Premises is proposed to be converted to 'Social Welfare Facility' use, the concerned non-domestic GFA cannot be exempted and will exceed the non-domestic GFA restriction (i.e. 2,872 sq.m) of the "R(A)3" zone. Hence, a S16 Planning Application for the minor relaxation of the maximum non-domestic GFA restriction will be required to facilitate the conversion.

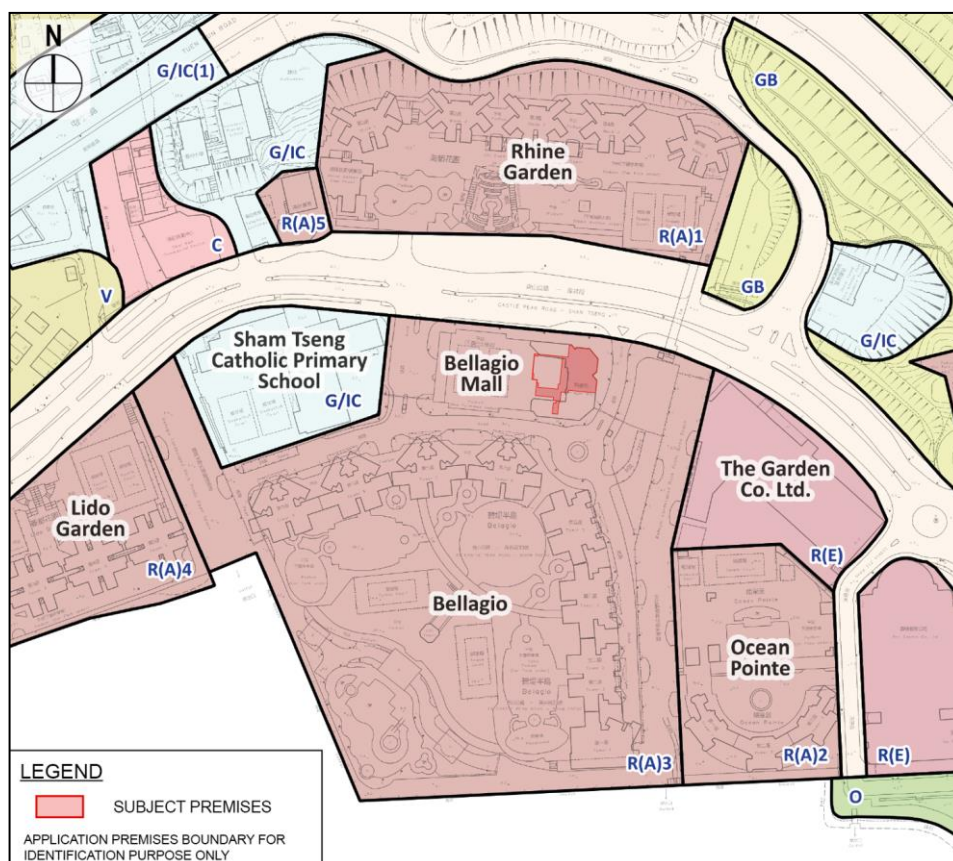


Figure 2.3: Zoning and Land Use Context Plan

2.6 Land Administration

- 2.6.1 A Short-term Waiver (STW) application was made to Lands Department (LandsD) shortly after the approval of Application No. A/TWW/132 to facilitate the implementation of the proposed Social Welfare Facility (Day Activity Centre for the Golden Age)² (Table 2.2 refers). The said STW application is currently under processing.

2.7 Surrounding Land Use

- 2.7.1 Bellagio Mall is mainly surrounded by residential developments intermingled with some "Government, Institution or Community" ("G/IC") zones (Figure 2.3 refers). Within the same "R(A)3" zone is the residential development, Bellagio to its south. The Garden Company Limited is located in the "Residential (Group E)" zone to the east. To its north across from Castle Peak Road - Sham Tseng is the residential development, Rhine Garden situated in area zoned "R(A)1". To its west is a "G/IC" zone where Sham Tseng Catholic Primary School is located.

² Not covered by Subject Premises under the current Application.

2.8 Nature of Social Welfare Facility

- 2.8.1 First introduced in 2017, District Health Centre ("DHC") is a government-supported primary healthcare initiative that provides district-based, one-stop services to enhance disease prevention and health management. There are DHCs in all 18 districts of Hong Kong, providing comprehensive primary healthcare services through a public-private partnership model. Each DHC consists of a Core Centre and a few Satellite Centres, being the healthcare service and resource hub of the district.
- 2.8.2 Tsuen Wan District Health Centre ("TWDHC"), operated by the Yan Chai Hospital Board, emphasizes the concept of "prevention is better than cure". By shifting the paradigm of "treatment-based" to "prevention-based" services in the health care system, healthy attitude and lifestyle and the importance of early detection of disease in the community will be promoted. Patients would receive government subsidized medical consultations and allied health services according to their actual needs, so as to early identify chronic diseases and receive timely treatment. TWDHC organizes diversified health promotions, educational activities, and exercise workshop periodically so as to promote physical and psychological well-being of the people. In Tsuen Wan, the Core Centre is currently located at Plaza 88, Yeung Uk Road and is supported by 4 Satellite Centres covering the area of the east, south, west and north Tsuen Wan district.
- 2.8.3 At present, there is an existing DHC, namely TWDHC - Tsuen Wan West Satellite Centre ("TWWSC"), located on G/F of the Bellagio Mall (**Table 2.1** and **Figure 2.2** refer). It is operated by the Yan Chai Hospital Board and opened in July 2023, providing supporting service to its Core Centre with the aim to enhance the awareness of self-management on health of Tsuen Wan residents. The existing TWWSC will be relocated to the Subject Premises upon obtaining approval from the TPB and any other necessary approval/procedure.

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Proposed Layout for Social Welfare Facility

3.1.1 The indicative floor plan for the proposed Social Welfare Facility is presented in **Appendix 3** of this Supporting Planning Statement.

3.2 Minor Relaxation of Maximum Non-Domestic GFA Restriction

3.2.1 The Subject Premises involves a non-domestic GFA of about 483.851 sq.m and is part of a larger premises (with non-domestic GFA of about 694.951 sq.m) for 'School (Tutorial Service)' approved by the TPB under Planning Application No. A/TWW/123³. Out of the 694.951 sq.m, a non-domestic GFA of about 211.1 sq.m will be converted to 'Social Welfare Facility (Day Activity Centre for the Golden Age)' use approved by the TPB under Planning Application No. A/TWW/132 back in April 2025 (**Table 2.2** refers).

3.2.2 The residual non-domestic GFA of 483.851 sq.m would be available for other social welfare facility use including the relocation of the DHC from G/F to 5/F. In this connection, a minor relaxation of about 458.9 sq.m (483.851 sq.m - 24.951 sq.m) of the maximum non-domestic GFA restriction under the Approved OZP to enable the proposed Social Welfare Facility at the Subject Premises is required (**Table 3.1** refers)

Table 3.1: Overview of Non-domestic GFA Involved at the Subject Premises Originally Reserved for Kindergarten

	Planning Application No. A/TWW/123 (sq.m)	Planning Application No. A/TWW/132 (sq.m)	Current Planning Application (sq.m)
School (Tutorial Service)	about 694.951	about 483.851	-
Social Welfare Facility	-	about 211.1	about 483.851 (i.e. 458.9 + 24.951) ³ (under Current Application) + about 211.1 (under Planning Application No. A/TWW/132)
Total	about 694.951 ³	about 694.951 ³	about 694.951 ³

³ As about 24.951 sq.m was included in the non-domestic GFA calculation under the Approved OZP, a relaxation of 670 sq.m (i.e. from 2,872 sq.m to 3,542 sq.m) of non-domestic GFA restriction under the Approved OZP was sought under the Planning Application No. A/TWW/123.

- 3.2.3 Should the Planning Application be approved by the TPB, the Applicant will apply to LandsD for a STW to enable the proposed Social Welfare Facility at the Subject Premises subject to the terms and conditions as may be set forth by LandsD (if any).

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Continue to Meet the Planning Intention of the "R(A)" Zone

- 4.1.1 The Subject Premises is located in area zoned "R(A)3" with the planning intention of "*primarily for high-density residential developments*". The proposed Social Welfare Facility is a Column 1 Use, which is always permitted in accordance with the Approved OZP. The reason for minor relaxation of non-domestic GFA is the partial replacement of the previous kindergarten (non-accountable for non-domestic GFA) by the proposed Social Welfare Facility. The proposal, therefore, conforms to the planning intention of the "R(A)" zone.

4.2 Suitability of the Proposed Use at the Subject Premises

Compatibility

- 4.2.1 At present, there are other existing GIC uses, such as nursery school and children and youth centre, on the same floor at Level 5, whilst commercial uses (e.g. shop and services and eating place) and a DHC are accommodated in the lower floors of Bellagio Mall (**Table 2.1** refers). In terms of land use compatibility, the proposed Social Welfare Facility is considered compatible and will co-exist harmoniously with other GIC and commercial uses within the subject free-standing commercial block.

Accessibility

- 4.2.2 The Subject Premises is located at part of Level 5 (2/F) of Bellagio Mall which is easily accessible via escalator/passenger lift directly from Level 1 and passenger lift/staircases from Level 3. The Subject Premises is also situated in a highly convenient location for residents from various residential estates in Sham Tseng. Additionally, Bellagio Mall is also accessible by various public transport modes running along Castle Peak Road - Sham Tseng.

4.3 Alignment with Government's Policy on District Health Centre

- 4.3.1 In the Policy Address (PA) 2024 and 2025, the Government has announced the upgrading of DHC and expansion of service network. The proposed use of the Subject Premises for DHC would therefore provide the necessary floorspace on a timely basis to the community to meet the increasing demand from the ageing population, thereby aligning with the Government's directives.

4.4 Synergise With Other Social Welfare Facilities On The Same Floor

- 4.4.1 The 5/F of Bellagio Mall currently accommodates a cluster of social welfare facilities, including an existing Nursery School, an existing Children and Youth Centre, as well as a forthcoming Day Activity Centre for Golden Age. The proposed DHC on the same floor will further enhance the synergies among these complementary services, creating a comprehensive one-stop hub that provides integrated health and social welfare services to residents of all age groups. Through co-location of these facilities, the proposal would promote inter-generational harmony, allowing the family members across different generations to access nursery services, hobby classes, youth programmes, elderly activities, and health check-ups in a single visit, while also reducing the overall travel burden.

4.5 The Proposal Will Not Result in Increase in Building Bulk

- 4.5.1 The proposed Social Welfare Facility is located at the Subject Premises that is physically existed at part of Level 5 (2/F) of Bellagio Mall. The proposal will not involve any construction of new floor space. Thus, there will not be any increase in building bulk.

5. SUMMARY AND CONCLUSION

- 5.1.1 In light of the above, it is evident that the proposed minor relaxation of maximum non-domestic GFA restriction for the permitted temporary Social Welfare Facility for a period of 5 years at the Subject Premises should be favourably considered by the TPB from land use planning perspective.
- 5.1.2 The Planning Department is respectfully requested to give favourable consideration to support the proposed development in planning context based on the following:
- a) The proposal will continue to meet the planning intention of the "R(A)" zone.
 - b) The proposed Social Welfare Facility is a suitable use at the Subject Premises in terms of compatibility and accessibility.
 - c) The proposed use of the Subject Premises for a DHC is in alignment with Government's Policy to expand health service network to the community.
 - d) The proposed DHC will synergise with other social welfare facilities on the same floor.
 - e) There will not be any increase in building bulk due to the proposed development.