

2025年12月29日

此文件在 2025-12-29 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of  
**MPC Paper No. A/TWW/135**

The document is received on 2025-12-29.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**Form No. S16-I**  
**表格第 S16-I 號**

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board’s requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TWN/135
	Date Received 收到日期	2025-12-29

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

Salisbury Company Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

KTA Planning Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼（如適用）	Level 5 (Part), Bellagio Mall, Bellagio, 33 Castle Peak Road, Sham Tseng, Tsuen Wan  Lot No. 269 RP (Part), DD390, Sham Tseng, Tsuen Wan
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 .....sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 483.851 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 (involving a minor relaxation of 458.9 sq.m of non-domestic GFA)
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 3"
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

**4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」**

The applicant 申請人 --

is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

**5. Statement on Owner's Consent/Notification  
就土地擁有人的同意/通知土地擁有人的陳述**

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 --

has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另買說明)

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

- Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
- Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途/發展

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(d) For Type (d) application 供第(d)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計 .....	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)											

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 --

- Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- Gross floor area restriction From 由 ...2,872 sq. m 平方米 to 至 ...3,542 sq. m 平方米  
總樓面面積限制 (Non-domestic)
- Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Temporary Social Welfare Facility for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	483.851	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	N/A		<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	N/A	%	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	N/A		
Proposed no. of storeys of each block 每座建築物的擬議層數	N/A	storeys 層	
	<input type="checkbox"/>	include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/>	exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	N/A	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	N/A	m 米	<input type="checkbox"/> About 約

- Domestic part 住用部分
- GFA 總樓面面積 ..... sq. m 平方米  About 約
- number of Units 單位數目 .....
- average unit size 單位平均面積 ..... sq. m 平方米  About 約
- estimated number of residents 估計住客數目 .....

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 ..... sq. m 平方米  About 約
- hotel 酒店 ..... sq. m 平方米  About 約
- (please specify the number of rooms  
請註明房間數目) .....
- office 辦公室 ..... sq. m 平方米  About 約
- shop and services 商店及服務行業 ..... sq. m 平方米  About 約

- Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
- Social Welfare Facility: about 483,851 sq. m .....
- .....

- other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
- .....
- .....
- .....

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於
- public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to the Supporting Planning Statement .....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

N/A .....

.....

.....

.....

.....

### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

N/A

.....

.....

.....

.....

.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>Castle Peak Road - Sham Tseng</b></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer to the Supporting Planning Statement ..... ..... ..... .....
	No 否	<input type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)  
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

N/A

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**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人

  
WONG PUI SAI KITTY

Director

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師 \*

Others 其他

on behalf of  
代表

KTA Planning Limited

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

3/12/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
- 每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
- 在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.  
- 在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Level 5 (Part), Bellagio Mall, Bellagio, 33 Castle Peak Road, Sham Tseng, Tsuen Wan		
Site area 地盤面積	N/A	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21		
Zoning 地帶	"Residential (Group A) 3"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Temporary Social Welfare Facility for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	483.851	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  _____	N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  _____	N/A

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		

### Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**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**

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**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, Salisburgh 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)

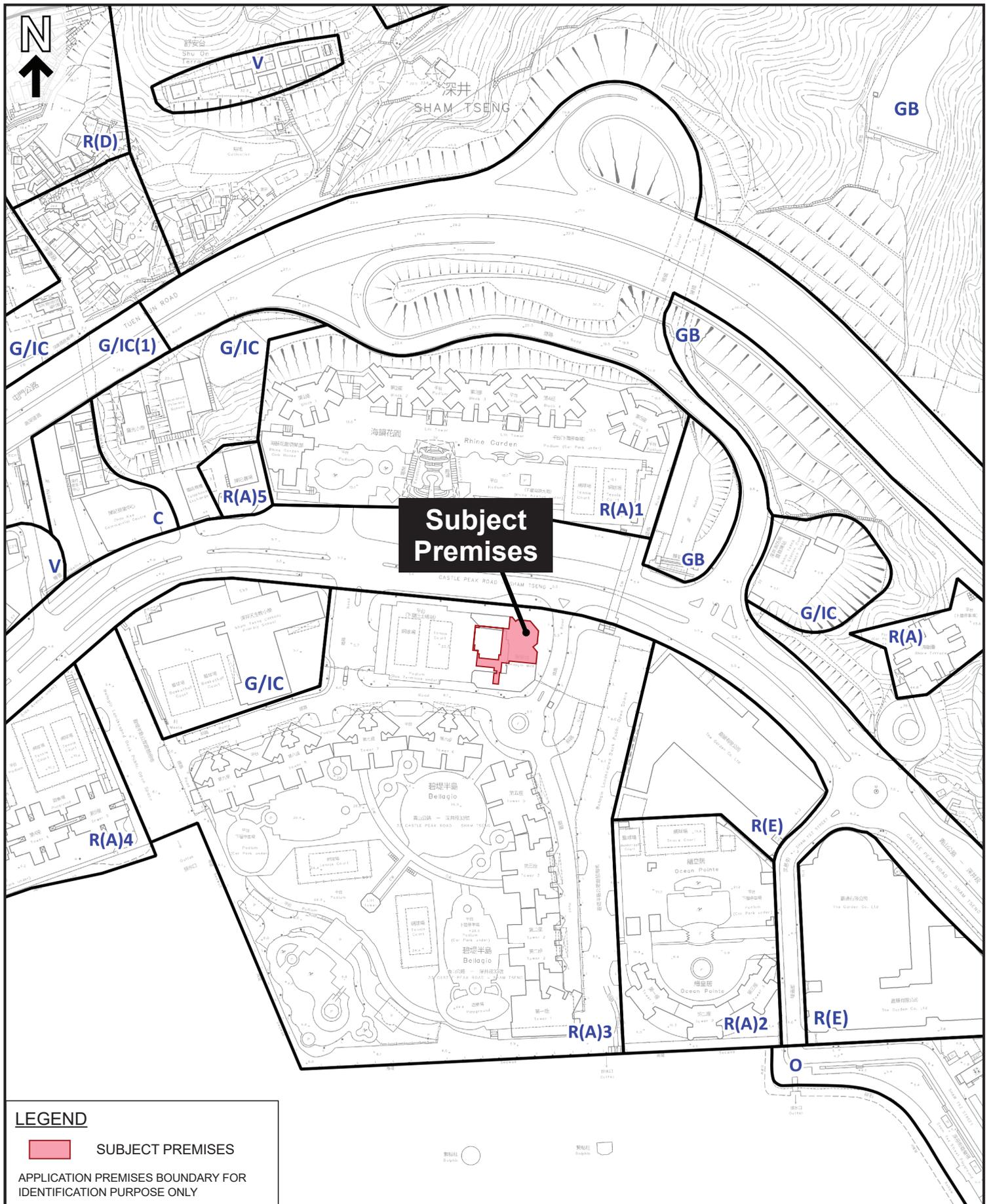
申請人 Salisbury Company Limited，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請臨時放寬地盤的最大非住用總樓面面積限制，以容許在荃灣深井青山公路深井段 33 號碧堤半島碧堤坊第五層(部份)作准許的社會福利設施用途，為期五年。申請處所位於荃灣西部分區計劃大綱核准圖(下稱大綱核准圖)編號 S/TWW/21 的「住宅(甲類) 3」地帶內。該申請處所昔日由匯縉教育中心使用。

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) <span style="border: 2px solid black; padding: 2px;">Social Welfare Facility</span> 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 81,528m<sup>2</sup>, a maximum non-domestic GFA of 3,824m<sup>2</sup> 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 725m<sup>2</sup> 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 45,660m<sup>2</sup> 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 257,234m<sup>2</sup> and a maximum non-domestic GFA of 2,872m<sup>2</sup> 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 4,531m<sup>2</sup>, a maximum non-domestic GFA of 988m<sup>2</sup> 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 918m<sup>2</sup> 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

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

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**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 premises<sup>1</sup> 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.

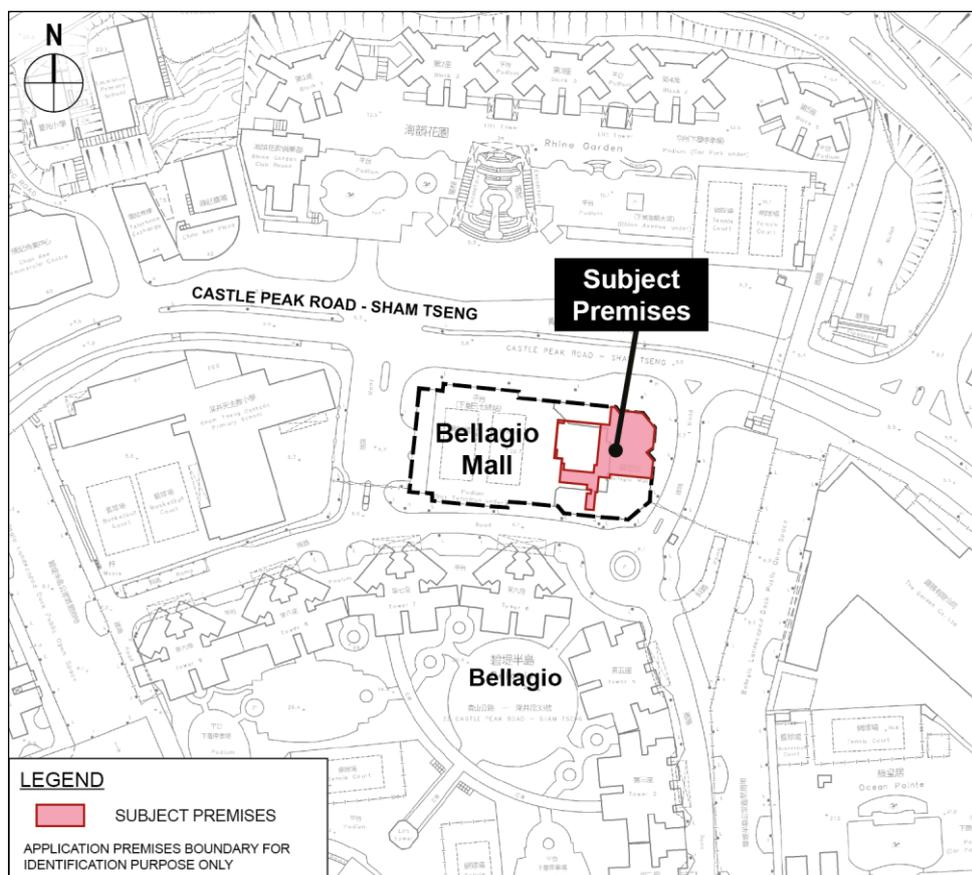
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<sup>1</sup> The larger premises in question also comprises a ‘Social Welfare Facility (Day Activity Centre for the Golden Age)’ (Planning Application No. A/TWW/132) approved by the TPB for a period of 5 years on 11 April 2025 till 11 April 2030 (**Appendix 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. <b>A/TWW/98</b> )	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. <b>A/TWW/104</b> )	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. <b>A/TWW/111</b> )	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. <b>A/TWW/118</b> )	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. <b>A/TWW/123</b> )	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. <b>A/TWW/132</b> ) <sup>(1) (2)</sup>	Approved with conditions on a temporary basis for a period of 5 years until 11 Apr 2030

<sup>(1)</sup> Not covered by the current Application

<sup>(2)</sup> 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.

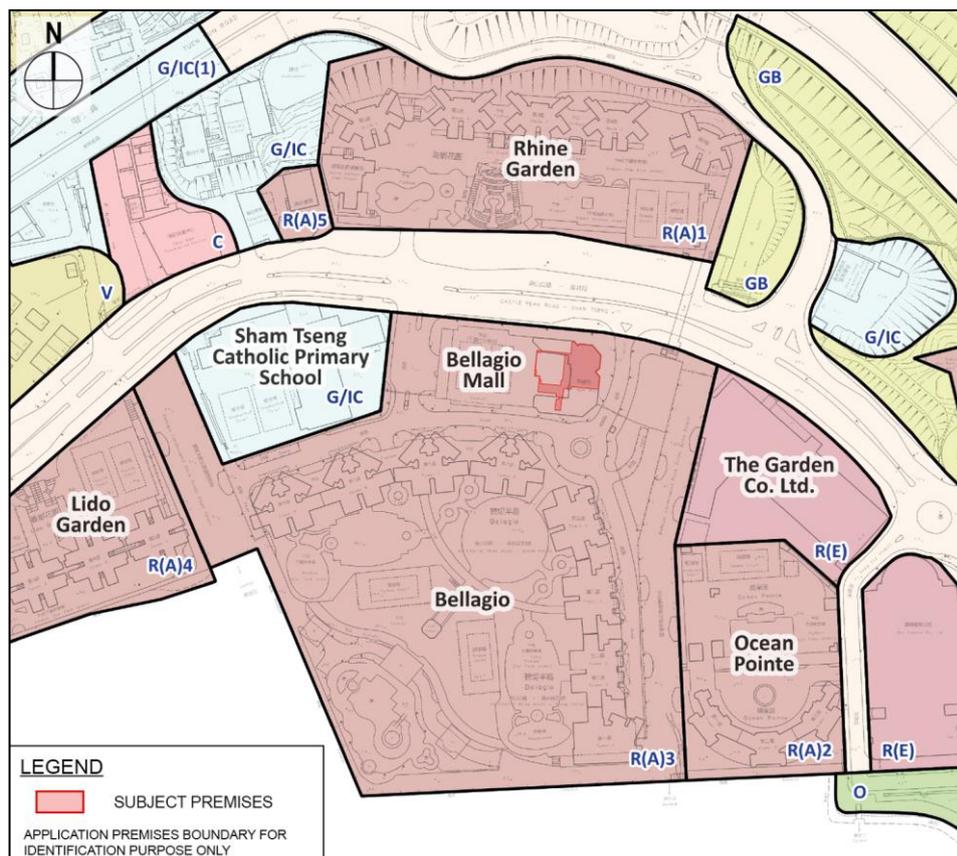


Figure 2.3: Zoning and Land Use Context Plan

## 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)<sup>2</sup> (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.

<sup>2</sup> 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/123<sup>3</sup>. 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)
<b>School (Tutorial Service)</b>	about 694.951	about 483.851	-
<b>Social Welfare Facility</b>	-	about 211.1	<b>about 483.851</b> (i.e. 458.9 + 24.951) <sup>3</sup> (under Current Application) + <b>about 211.1</b> (under Planning Application No. A/TWW/132)
<b>Total</b>	about 694.951 <sup>3</sup>	about 694.951 <sup>3</sup>	about 694.951 <sup>3</sup>

<sup>3</sup> 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.

## ***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**

**kittywong@ktaplanning.com**

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

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**

**kittywong@ktpplanning.com**

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 670m<sup>2</sup> 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

## ***Appendix 2***

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**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 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (3426 9737)

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/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.

+ 852 2522 8426

- 2 -

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,



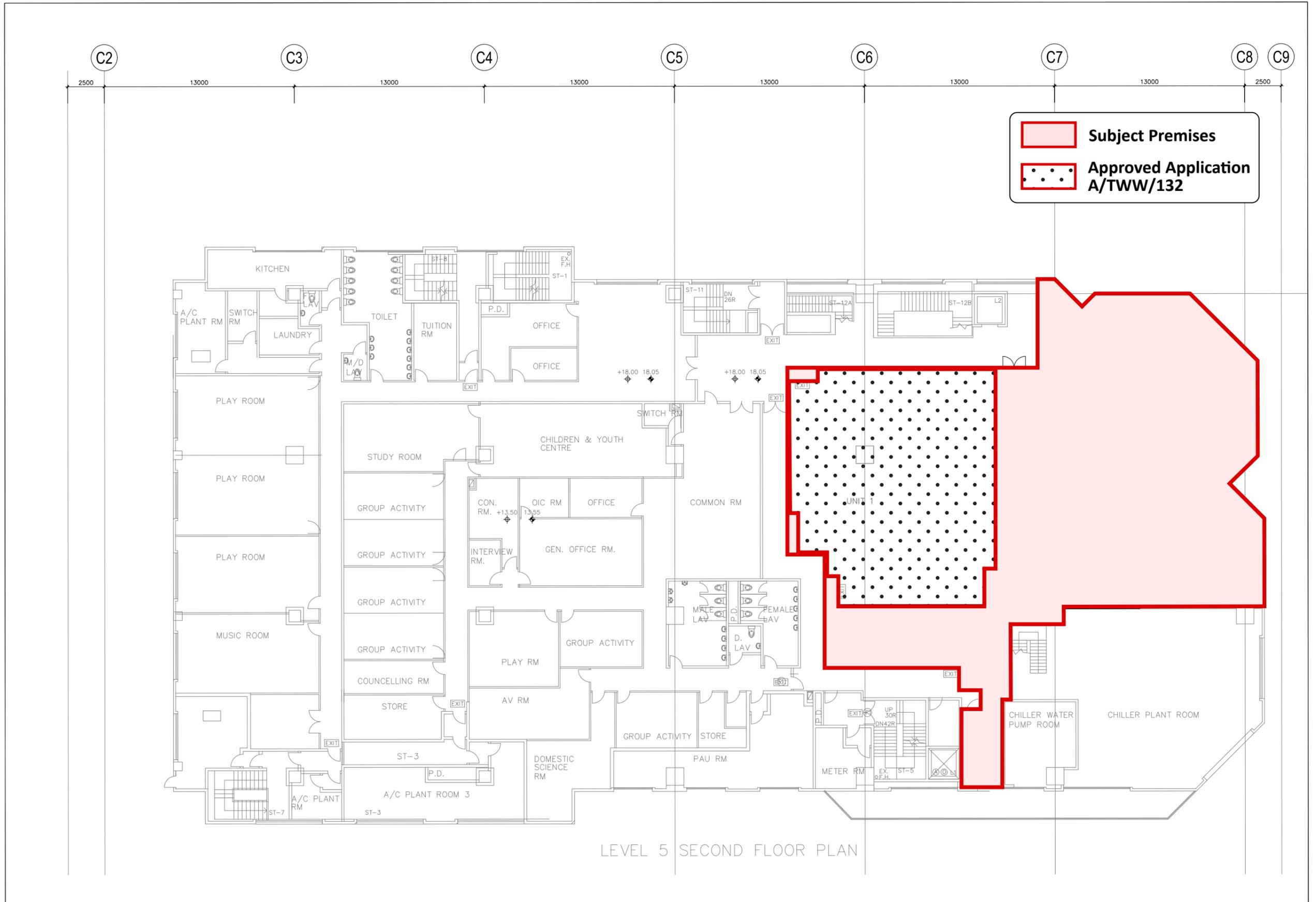
(Leticia LEUNG)  
for Secretary, Town Planning Board

LL/CN/jl

## ***Appendix 3***

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### **Floor Plan of the Proposed Social Welfare Facility**



LEVEL 5 SECOND FLOOR PLAN

NAME OF CONSULTANT :  
A + T DESIGN LTD.

DRAWING TITLE :  
LEVEL 5 (2/F)  
BALLAGIO MALL, 33 CASTLE PEAK ROAD,  
SHAM TESNG, TSUEN WAN, N.T.

DRAWING NO.  
BP-AT-2F-COLOUR

1 : 250 (A3)





PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3049a/33CPR/25/002Lg

6 February 2026

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point

Dear Sir/Madam,

**Proposed Minor Relaxation of Non-domestic Gross Floor Area Restriction  
for the Permitted Temporary Public Clinic / Social Welfare Facility  
for a Period of 5 Years in "Residential (Group A) 3" Zone  
at Level 5 (Part), Bellagio Mall, Bellagio  
No. 33 Castle Peak Road, Sham Tseng, Tsuen Wan  
(Planning Application No. A/TWW/135)**

**- Further Information No.1 -**

Reference is made to the captioned Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 27 February 2026 and the verbal comments from Tsuen Wan and West Kowloon District Planning Office on 3 February 2026.

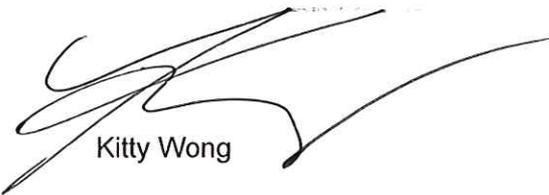
In response to the departmental comments received, Further Information ("FI") No.1 has been prepared. This FI submission consists of:

Annex A – Replacement Pages of Application Form  
Annex B – Replacement Pages of Supporting Planning Statement

Should you have any queries in relation to the above and the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Otto Kan at [REDACTED].

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

  
Kitty Wong

Encl. Annexes A & B

cc. DPO/TWK – Ms Jacqueline Chan (by Email)  
the Applicant & Team (by Email)

KW/OK/vy

Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for Permitted Temporary Public Clinic / 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  
- S16 Planning Application (Further Information No. 1)

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## ***Annex A***

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**Replacement Pages of Application Form**

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- Gross floor area restriction From 由 **2,872** sq. m 平方米 to 至 **3,542** sq. m 平方米  
總樓面面積限制 (Non-domestic)
- Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Temporary Public Clinic / Social Welfare Facility for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- |   |  |   |
|---|--|---|
| Proposed gross floor area (GFA) 擬議總樓面面積           | ..... <b>483.851</b> ..... sq.m 平方米                                | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | ..... <b>N/A</b> .....   | <input type="checkbox"/> About 約            |
| Proposed site coverage 擬議上蓋面積                     | ..... <b>N/A</b> ..... %   | <input type="checkbox"/> About 約            |
| Proposed no. of blocks 擬議座數                       | ..... <b>N/A</b> .....   |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | ..... <b>N/A</b> ..... storeys 層                                   |   |
|   | <input type="checkbox"/> include 包括..... storeys of basements 層地庫  |   |
|   | <input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫 |   |
| Proposed building height of each block 每座建築物的擬議高度 | ..... <b>N/A</b> ..... mPD 米(主水平基準上)                               | <input type="checkbox"/> About 約            |
|   | ..... <b>N/A</b> ..... m 米   | <input type="checkbox"/> About 約            |

- Domestic part 住用部分
- GFA 總樓面面積 ..... sq. m 平方米  About 約
- number of Units 單位數目 .....
- average unit size 單位平均面積 .....sq. m 平方米  About 約
- estimated number of residents 估計住客數目 .....

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 ..... sq. m 平方米  About 約
- hotel 酒店 ..... sq. m 平方米  About 約
- (please specify the number of rooms  
請註明房間數目) .....
- office 辦公室 ..... sq. m 平方米  About 約
- shop and services 商店及服務行業 ..... sq. m 平方米  About 約

- Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
- Public Clinic / Social Welfare Facility: about 483.851 sq. m  
.....  
.....

- other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
- .....  
.....  
.....

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於
- public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to the Supporting Planning Statement ..... ..... ..... ..... .....
.....	.....	
.....	.....	
.....	.....	
.....	.....	
.....	.....	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

N/A  
.....  
.....  
.....  
.....  
.....

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Level 5 (Part), Bellagio Mall, Bellagio, 33 Castle Peak Road, Sham Tseng, Tsuen Wan		
Site area 地盤面積	N/A	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21		
Zoning 地帶	"Residential (Group A) 3"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Temporary Public Clinic / Social Welfare Facility for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	483.851	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for Permitted Temporary Public Clinic / 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  
- S16 Planning Application (Further Information No. 1)

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## ***Annex B***

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**Replacement Pages of Supporting Planning Statement**

## **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 **Public Clinic** / 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**

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**February 2026**

**Applicant:**

**Salisbury Company Ltd.**

**Consultancy Team:**

**KTA Planning Ltd.**

 S3049b/PS/V05



**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 **‘Public Clinic’ / ‘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 **‘Public Clinic’ / ‘Social Welfare Facility’ uses**, 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 **Public Clinic / 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 **Public Clinic / Social Welfare Facility are suitable uses** at the Subject Premises in terms of compatibility and accessibility.
- The proposed **uses** of the Subject Premises for a District Health Centre (“DHC”) / **welfare facility are** in alignment with Government’s Policy to expand health service network to the community.
- The proposed DHC / **welfare facility** will synergise with other social welfare facilities on the same floor.
- **The proposal will allow sufficient planning flexibility in meeting the changing market demand.**
- 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**政府診所/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**政府診所/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**政府診所/社會福利設施**用途的主要理據如下：

- 擬議臨時**政府診所/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**政府診所/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。
- **申請處所用作地區康健中心/社會福利設施用途**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/**社會福利設施**與同一樓層的其他社會福利設施發揮協同作用。
- **擬議方案於規劃上提供充足靈活性以回應不斷變化的市場需求。**
- 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。

## **Executive Summary**

### **行政摘要**

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  - 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 **District Health Centre**
  
- 3. PROPOSED DEVELOPMENT SCHEME**
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- 4. PLANNING MERITS AND JUSTIFICATIONS**
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**S16 Planning Application  
Approved Tsuen Wan West OZP No. S/TWW/21**

**Proposed Minor Relaxation of  
Maximum Non-domestic GFA Restriction  
for Permitted Temporary **Public Clinic / 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**

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**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 **‘Public Clinic’ / ‘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 premises<sup>1</sup> 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.

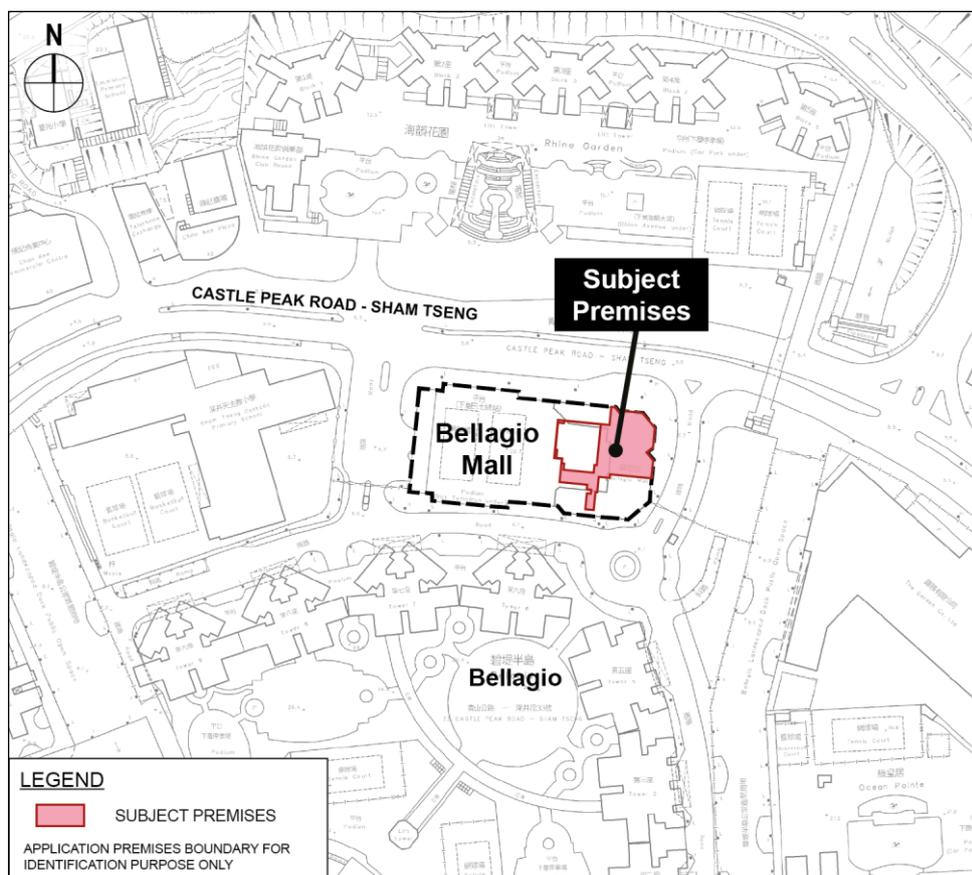
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<sup>1</sup> The larger premises in question also comprises a ‘Social Welfare Facility (Day Activity Centre for the Golden Age)’ (Planning Application No. A/TWW/132) approved by the TPB for a period of 5 years on 11 April 2025 till 11 April 2030 (**Appendix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

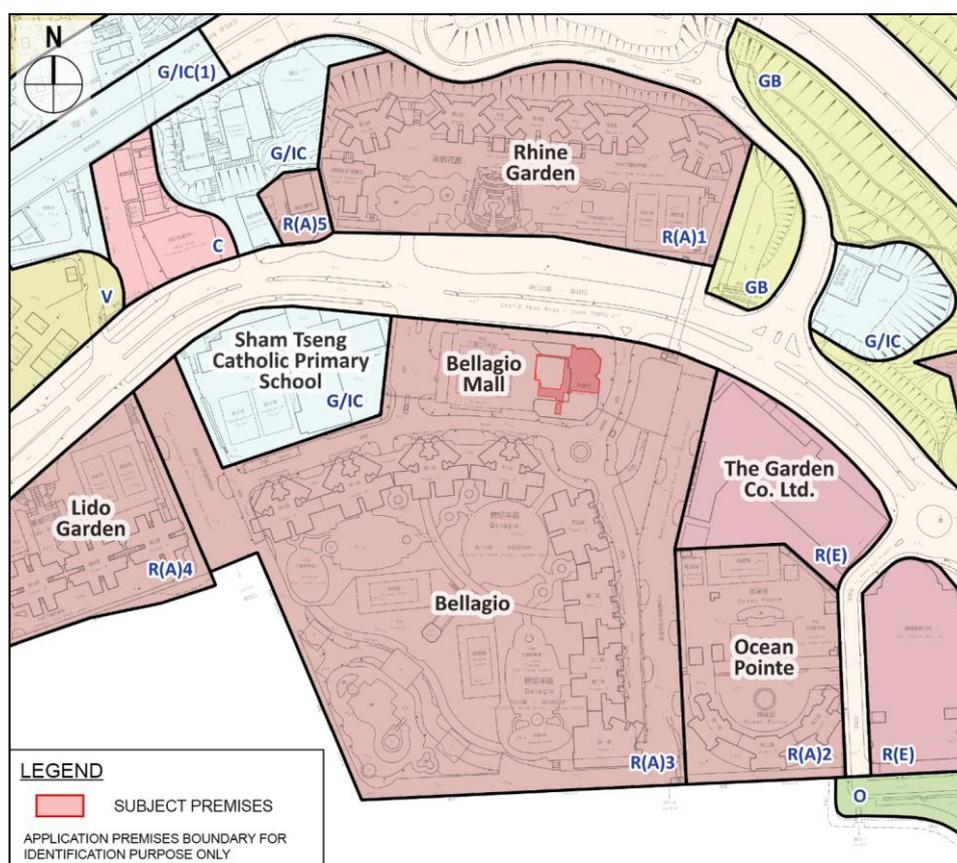
Date	Details	Decision
20 Nov 2009	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. <b>A/TWW/98</b> )	Approved with conditions on a temporary basis for a period of 3 years until 20 Nov 2012
21 Sept 2012	Application for Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for the Permitted School (Tutorial Service) (Application No. <b>A/TWW/104</b> )	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. <b>A/TWW/111</b> )	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. <b>A/TWW/118</b> )	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. <b>A/TWW/123</b> )	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. <b>A/TWW/132</b> ) <sup>(1) (2)</sup>	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 **'Public Clinic' / 'Social Welfare Facility'** **are both** Column 1 **uses** which **are** 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 **'Public Clinic' / 'Social Welfare Facility'** **uses**, 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)<sup>2</sup> (**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.

<sup>2</sup> Not covered by Subject Premises under the current Application.

## **2.8 Nature of District Health Centre**

- 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 and occupy portion of** the Subject Premises upon obtaining approval from the TPB and any other necessary approval/procedure.

### 3. PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Proposed Layout

3.1.1 The indicative floor plan for the proposed **Public Clinic / 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/123<sup>3</sup>. 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 **Public Clinic / Social Welfare Facility uses**, including the relocation of DHC from G/F to 2/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 **is required to facilitate the proposed conversion** (**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)
<b>School (Tutorial Service)</b>	about 694.951	about 483.851	-
<b>Public Clinic / Social Welfare Facility</b>	-	about 211.1	<b>about 483.851</b> (i.e. 458.9 + 24.951) <sup>3</sup> (under Current Application) + <b>about 211.1</b> (under Planning Application No. A/TWW/132)
<b>Total</b>	about 694.951 <sup>3</sup>	about 694.951 <sup>3</sup>	about 694.951 <sup>3</sup>

<sup>3</sup> 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 **use(s)** 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 **Public Clinic / Social Welfare Facility** **are both** Column 1 Use, which **are** 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 **Public Clinic / Social Welfare Facility**. The proposal, therefore, conforms to the planning intention of the “R(A)” zone.

##### **4.2 Suitability of the Proposed **Uses** 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 **Public Clinic / Social Welfare Facility** **are** 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 / **welfare facility** 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 Allow Sufficient Planning Flexibility In Meeting Market Demand**

4.5.1 While the TWWSC on G/F will be relocated and occupy portion of the Subject Premises, the remaining area of the Subject Premises and the 2/F as a whole are envisioned as a comprehensive one-stop hub that provides integrated health and social welfare services as discussed in **para. 4.4.1** above. In this regard, sufficient planning flexibility is needed to allow both Public Clinic and Social Welfare Facility uses at the Subject Premises to meet the changing market demand.

#### **4.6 The Proposal Will Not Result in Increase in Building Bulk**

4.6.1 The Subject Premises physically **exists** 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 **Public Clinic / 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 **Public Clinic / Social Welfare Facility** are suitable **uses** at the Subject Premises in terms of compatibility and accessibility.
- c) The proposed **uses** of the Subject Premises for a DHC **/ welfare facility** are in alignment with Government's Policy to expand health service network to the community.
- d) The proposed DHC **/ welfare facility** will synergise with other social welfare facilities on the same floor.
- e) **The proposal will allow sufficient planning flexibility in meeting the changing market demand.**
- f) There will not be any increase in building bulk due to the proposed development.

## ***Appendix 3***

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### **Floor Plan of the Proposed Public Clinic / Social Welfare Facility**

**Previous Applications**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use</b>	<b>Date of Consideration (Metro Planning Committee)</b>	<b>Approval Condition</b>
1.	A/TWW/98	Proposed Minor Relaxation of Non-domestic Gross Floor Area (GFA) Restriction for Permitted School (Tutorial Service) Use	20.11.2009 (for a period of three years)	N/A
2.	A/TWW/104 <sup>^</sup>	Minor Relaxation of Maximum Non-domestic GFA Restriction for Permitted Temporary School (Tutorial Service) Development for a Period of Three Years	21.9.2012	(1)
3.	A/TWW/111		24.6.2016	(1)
4.	A/TWW/118 <sup>^</sup>		21.6.2019	(2)
5.	A/TWW/123	Proposed Minor Relaxation of Maximum Non-domestic GFA Restriction for Permitted Temporary School (Tutorial Service) for a Period of Five Years	24.6.2022	(2)

<sup>^</sup> Renewal applications

**Approval Conditions**

- (1) Provision of fire service installations (and water supplies) for fire-fighting at the application premises (the Premises) within 9 months (from the date of commencement/renewal of planning approval) to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (2) Existing fire services installations implemented on the site/at the Premises shall be maintained in efficient working order at all times during the (planning) approval period.

Similar Application

Approved Application

	<b>Application No.</b>	<b>Proposed Use</b>	<b>Date of Consideration (Metro Planning Committee)</b>	<b>Approval Condition</b>
1.	A/TWW/132	Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted 'Social Welfare Facility' Use	11.4.2025 (for a period of five years)	N/A

**Recommended Advisory Clauses**

- (a) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) adequate provision of sanitary fitment and means of escape should be maintained and/or provided for the existing building and the application premises (the Premises) in accordance with the Building (Planning) Regulations and Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
  - (ii) before any new alteration and addition works to be carried out on the Premises for the conversion, prior approval and consent of the Building Authority (BA) should be obtained, unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
  - (iii) for UBW erected on the Premises, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary;
  - (iv) any proposed building works should comply with the prevailing requirements under the BO and its allied regulations and Code of Practice;
  - (v) if the proposed use under the application is subject to issue of a license, any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority (LA); and
  - (vi) detailed comments under the BO will be provided at the building plan submission stage.
- (b) to note the comments of the Director of Fire Services that:
- (i) detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant LA; and
  - (ii) the provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/TWW/135

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

就 A/TWW/135 申請 以作改善 臨時社層福利  
設施 (為期 5 年) 本會 非常 高度 支持 / 贊成。

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_ 日期 Date 2026/1/20

SHAM TUNG TRADING CORPORATION LIMITED

陳偉明

Authorised Signature(s)

(永遠層長)