

**S16 PLANNING APPLICATION**

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

**Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Social Welfare Facility (Day Activity Centre for the Golden Age)**

**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 2025

**Applicant:**

**Salisbury Company Ltd.**

**Consultancy Team:**

**KTA Planning Ltd.**

 S3049a/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 gross floor area ("GFA") restriction to enable the permitted Social Welfare Facility (Day Activity Centre for the Golden Age) 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. The Subject Premises is currently occupied by a tutorial school, namely 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 Social Welfare Facility (Day Activity Centre for the Golden Age) 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 211.1 sq.m will be required.

The proposed minor relaxation of maximum non-domestic GFA restriction for the permitted Social Welfare Facility (Day Activity Centre for the Golden Age) 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 (Day Activity Centre for the Golden Age) is a suitable use at the Subject Premises in terms of compatibility and accessibility.
- The proposed Day Activity Centre for the Golden Age is a timely response to the changing demographic profile in Sham Tseng and wider area, and the need of providing community supporting services to the golden age is widely recognized.
- 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)

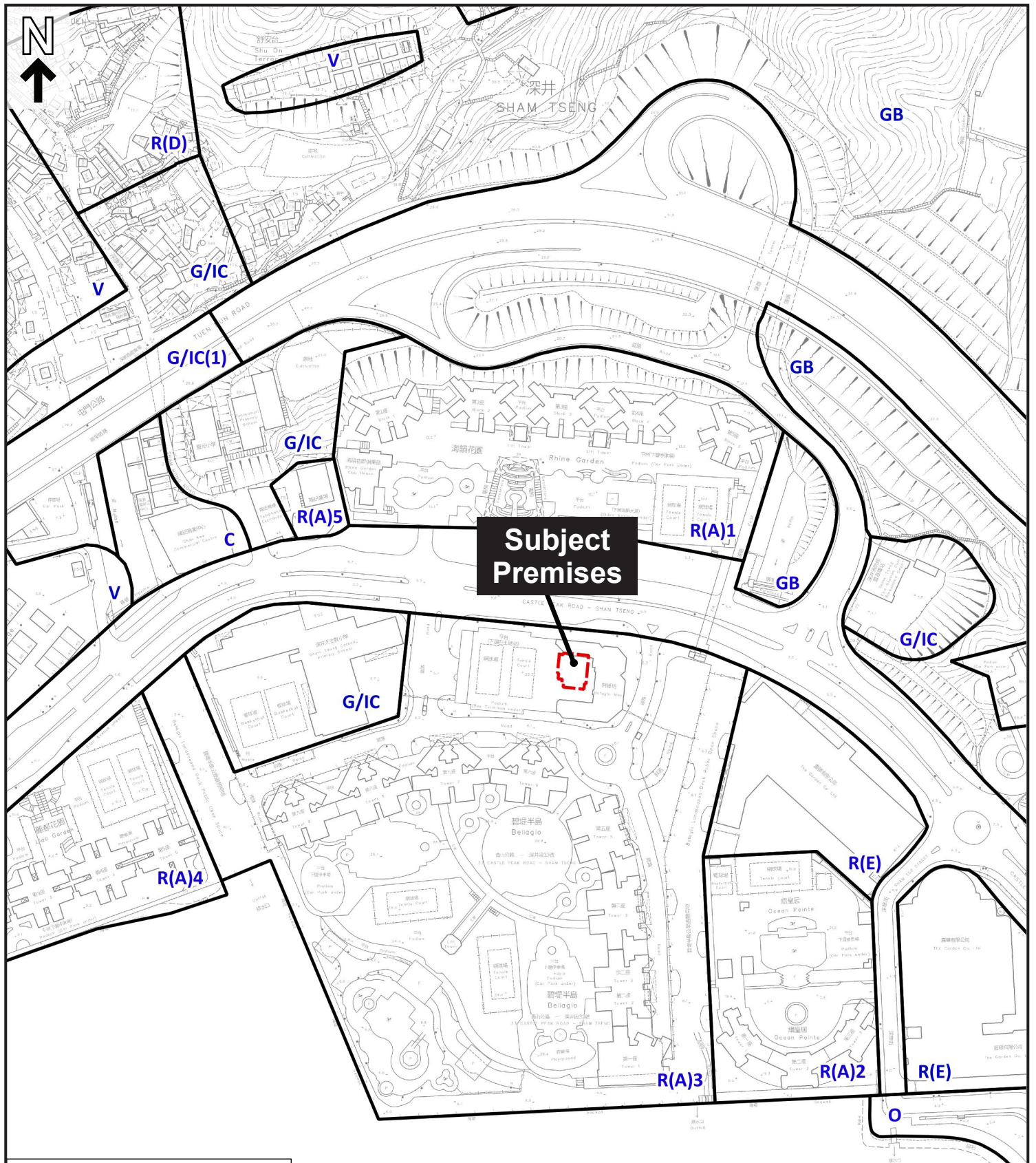
申請人 Salisbury Company Limited，擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請放寬地盤的最大非住用總樓面面積限制，以容許在荃灣深井青山公路深井段 33 號碧堤半島碧堤坊第五層(部份)作准許的社會福利設施(金齡人士日間活動中心)用途。申請處所位於荃灣西部分區計劃大綱核准圖(下稱大綱核准圖)編號 S/TWW/21 的「住宅(甲類)3」地帶內，現時由匯繒教育中心使用。

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。由於申請處所改作社會福利設施(金齡人士日間活動中心)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 211.1 平方米。


擬議放寬最大非住用總樓面面積限制以作准許的社會福利設施(金齡人士日間活動中心)用途的主要理據如下：

- 擬議社會福利設施(金齡人士日間活動中心)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(金齡人士日間活動中心)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(金齡人士日間活動中心)對深井及鄰近地區人口結構的變化作出適時回應，而且為金齡人士所提供的社區支援服務亦受到廣泛承認。
- 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 Gross Floor Area Restriction for Permitted Social Welfare Facility (Day Activity Centre for the Golden Age) 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: 24 January 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: 1px 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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**S16 Planning Application  
Approved Tsuen Wan West OZP No. S/TWW/21**

**Proposed Minor Relaxation of  
Maximum Non-domestic Gross Floor Area Restriction  
for Permitted Social Welfare Facility (Day Activity Centre  
for the Golden Age) 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 gross floor area (“GFA”) restriction to enable the permitted Social Welfare Facility (Day Activity Centre for the Golden Age) at portion of Level 5, Bellagio Mall, Bellagio, 33 Castle Peak Road, Sham Tseng, Tsuen Wan (the “Subject Premises”). 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 and is part of a larger premises with a Planning Approval (Planning Application No. A/TWW/123) for permitted ‘School’ (Tutorial Service) with minor relaxation of maximum non-domestic GFA restriction granted with conditions 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.

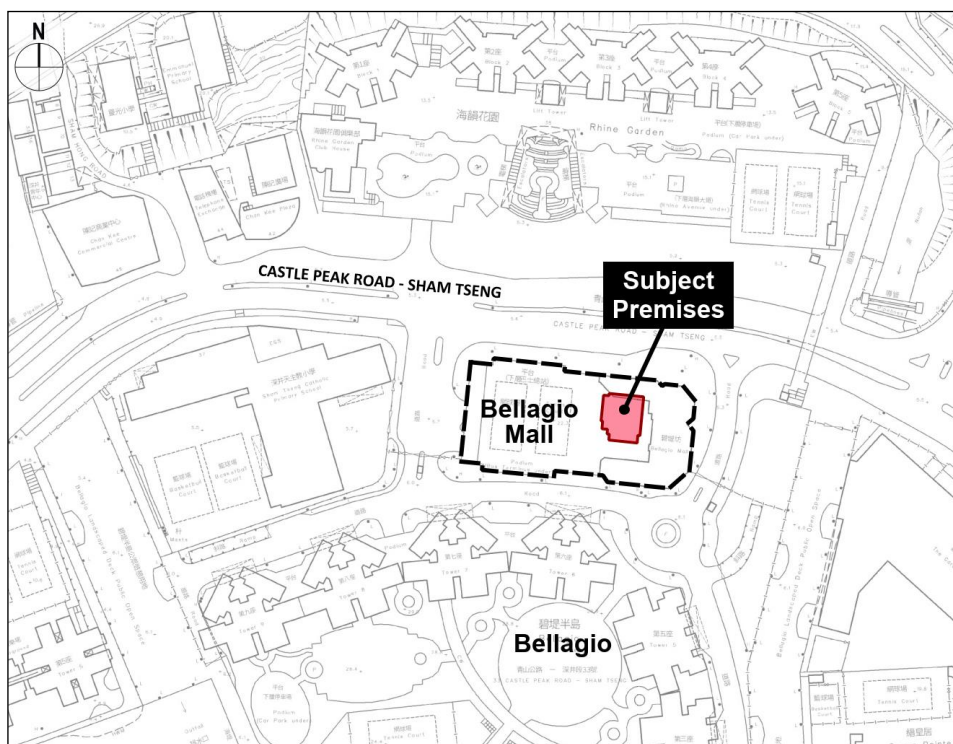
**1.2 Report Structure**

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 summarizes this planning statement.

## 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 approximately 211.1 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 and currently occupied by a tutorial school. It is proposed to be converted to Social Welfare Facility (Day Activity Centre for the Golden Age) use by a potential Non-governmental Organization ("NGO") (**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 Agencies) 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) and School (Tutorial Service)
Level 5 (2/F)	School (Tutorial Service and 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 covering the Subject Premises at Level 5 of Bellagio Mall is briefly set out in the table below:

**Table 2.2: Planning History of 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

## 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 Day Activity Centre for the Golden Age, subsumes under '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 (Day Activity Centre for the Golden Age) 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.

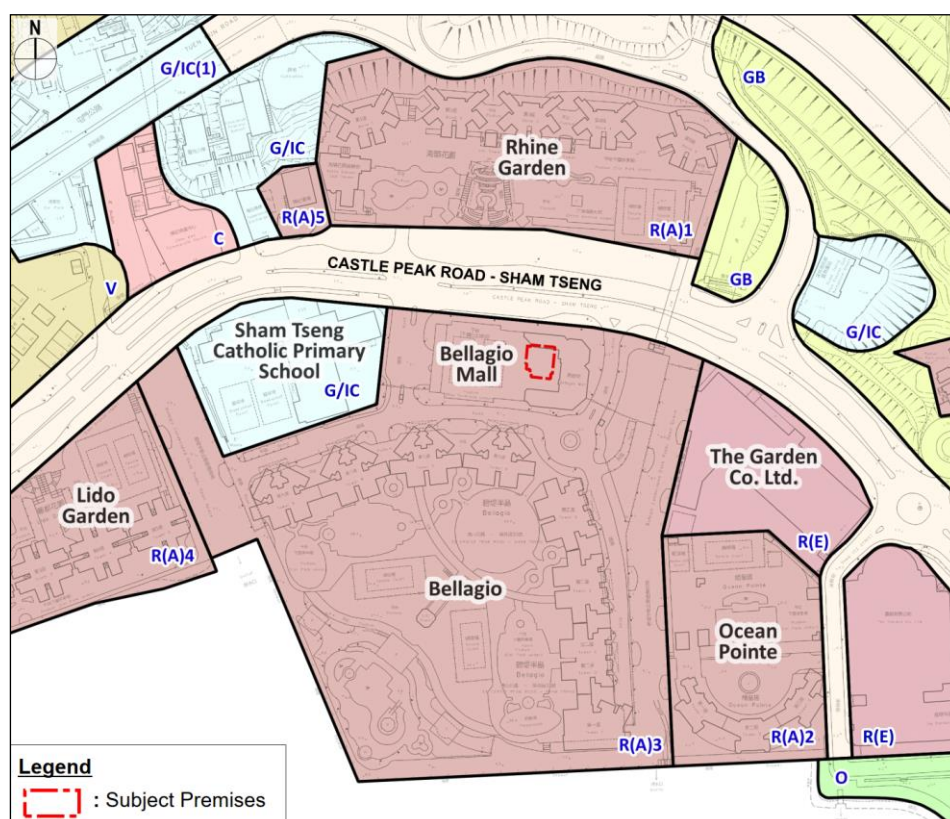


Figure 2.3: Zoning and Land Use Context Plan

## **2.6 Surrounding Land Use**

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

## **2.7 Nature of Day Activity Centre for the Golden Age**

2.7.1 The potential operator of the Subject Premises is a well-established and reputable NGO known for providing various social welfare services in Tuen Wan and other districts of Hong Kong. This NGO is currently operating a Neighbourhood Elderly Centre in Sham Tseng area. The Centre offers a diverse range of community support services and active ageing programmes to the "golden-aged"<sup>1</sup> (金齡人士) and elderly in Ting Kau, Sham Tseng, Tsing Lung Tau, and Tsuen Wan West areas, encouraging them to make good use of their leisure time and foster an active and fulfilling later life, thereby achieving the goal of "community care" and "aging in place".

2.7.2 With an aim to expanding services to individuals aged 50-59, a new venue in close proximity to the existing Centre is needed in order to provide the necessary floor space for organizing more community support services and activities to the target service group.

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<sup>1</sup> Generally refers to people aged 50 or above, also known as "pre-retiree" or "young-old"

### 3. PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Proposed Layout for Social Welfare Facility (Day Activity Centre for the Golden Age)

3.1.1 The indicative layout plan and floor plan for the proposed Social Welfare Facility (Day Activity Centre for the Golden Age) is presented in **Appendix 2** 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 211.1 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>2</sup>. Due to the intention of the operator to reduce the scale of the tutorial school and hence the floor space required, the remaining non-domestic GFA of 211.1 sq.m would be available for the provision of social welfare facility. In this connection, a minor relaxation of about 211.1 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	Current Planning Application
<b>School (Tutorial Service)</b>	About 694.951 sq.m	About 483.851 sq.m (approved under Planning Application No. A/TWW/123)
<b>Social Welfare Facility</b>	-	<b>211.1 sq.m</b> (under this Planning Application)
<b>Total</b>	694.951 sq.m	694.951 sq.m

3.2.2 Should the Planning Application be approved by the TPB, the Applicant will apply to LandsD for the proposed 'Social Welfare Facility' (Day Activity Centre for the Golden Age) at the Subject Premises subject to the terms and conditions as may be set forth by LandsD (if any).

<sup>2</sup> As about 24.951 sq.m of the Subject Premises 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 in the Planning Application No. A/TWW/123.



#### **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 (Day Activity for the Golden Age) 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 (Day Activity for the Golden Age). 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 District Health Centre are accommodated in the lower floors of Bellagio Mall (**Table 2.1** refers). In terms of land use compatibility, the proposed Social Welfare Facility (Day Activity Centre for the Golden Age) 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 by residents from various residential developments in Sham Tseng. Bellagio Mall is also accessible by various public transport modes running along Castle Peak Road - Sham Tseng.

##### **4.3 Response to the Changing Demographic Profile in Sham Tseng and Wider Area**

4.3.1 **Table 4.1** illustrates the population distribution by age group in Sham Tseng and wider area<sup>3</sup> (Tertiary Planning Unit) in 2011 and 2021. By comparing the population between 2011 and 2021, a notable change in age structure is observed, under which there were a 14.2% decline in population aged under 15 and increase of 2.7% and 78.1% in population aged 45-64 and >64 respectively. The drastic change in demographic profile clearly demonstrates an ageing trend in Sham Tseng and wider

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<sup>3</sup> Including Sham Tseng, Tsing Lung Tau & Ting Kau, and Tsuen Wan West

area in the past 10 years, indicating a higher demand for more dedicated facilities for the golden age and elderly.

**Table 4.1: Comparison of Demographic Profile of Sham Tseng and Wider Area**

	Population (2011)	Population (2021)	Change in %
<15	15,699	13,466	(-14.2%)
15-24	12,639	7,730	(-38.8%)
25-44	40,456	34,042	(-15.9%)
45-64	38,318	39,340	2.7%
>64	11,189	19,933	78.1%
<b>Total</b>	<b>118,301</b>	<b>114,511</b>	<b>(-3.2%)</b>

Source: 2011 & 2021 Population Census

#### **4.4 The Needs of Providing Community Supporting Services to the Golden Age is Widely Recognised**

4.4.1 According to the Elderly Services Programme Plan (ESPP)<sup>4</sup> released by the Government in 2017, one of the key recommendations is to provide flexibility in age criteria and include those aged 55-59 for community support services provided by Neighbourhood Elderly Centre. In addition, suitable programmes and services should also make available to those who are soon to join the elderly population (e.g. pre-retirees).

4.4.2 Moreover, there has been an emerging trend in providing community support services for the golden age. In recent years, several centre focusing on this age group have been established by NGOs, for instance Essence Hub (金齡薈) by Evangelical Lutheran Church Social Service-Hong Kong, 金齡工房 by The Methodist Church Epworth Village Community Centre, and YO Centre (東華三院金齡中心) by Tung Wah Group of Hospitals. With the ageing demographic landscape in Hong Kong, there is a widely acknowledged and imperative need for the provision of community support services for the golden age and elderly.

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

4.5.1 The proposed Social Welfare Facility (Day Activity for the Golden Age) 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.

<sup>4</sup> Announced in 2014 Policy Address and endorsed by the Elderly Commission in 2017.

## **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 Social Welfare Facility (Day Activity Centre for the Golden Age) 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 (Day Activity Centre for the Golden Age) is a suitable use at the Subject Premises in terms of compatibility and accessibility.
  - c) The proposed Day Activity Centre for the Golden Age is a timely response to the changing demographic profile in Sham Tseng and wider area, and the need of providing community supporting services to the golden age is widely recognized.
  - d) There will not be any increase in building bulk due to the proposed development.