

Our Ref.: KE/TPN/2661A/L12

29 July 2026

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

By Email and by Hand

Dear Sir/ Madam,

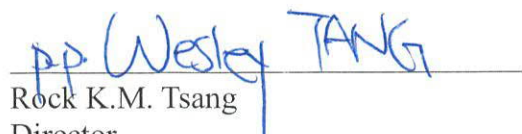
**Planning Application for
Proposed Minor Relaxation for Permitted "Flat" Use at
No. 42 Grampian Road, Kowloon City
(New Kowloon Inland Lot No. 3536)**

We refer to our captioned application and enclose herewith copies of the following documents :-

- Replacement pages of the planning statement (with updated Appendix 3) ;
- Replacement pages of the planning application form

Should you have any queries or require any further information, please feel free to contact the undersigned or our Mr. Wesley Tang on [REDACTED]

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/WT

Encl.
c.c. Kowloon District Planning Office (Attn : Ms. Jenny Lai)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group B), with minor strip of land on Government, Institution or Community
(f) Current use(s) 現時用途	Residential (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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，請另頁說明)

(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5..... to 至6.....
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ 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 Plot Ratio for Permitted Flat Use

(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	2,070.685..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	6	☒ About 約
Proposed site coverage 擬議上蓋面積	39.51 %	☒ About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	18	
	☐ include 包括.....storeys of basements 層地庫	
	☐ 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	79.875	☐ About 約
	63.3	☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

2,070.685 sq. m 平方米

☒ About 約

number of Units 單位數目

42

average unit size 單位平均面積

49.3 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

78

☐ 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 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ 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

58.44 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]
1	G/F	Residential Entrance Lobby, Carpark & Loading/ Unloading space
	1/F	Carpark
	2/F - 3/F	E&M facilities
	4/F - 17/F	Flat

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

Open car parking space and loading/ unloading space

.....

.....

.....

.....

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	No. 42 Grampian Road, Kowloon (New Kowloon Inland Lot No. 3536)		
Site area 地盤面積	345.13 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31		
Zoning 地帶	Residential (Group B)		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Plot Ratio for Permitted Flat Use		
(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	2,070.685 ☒ About 約 ☐ Not more than 不多於	6 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	0	
	Composite 綜合用途	0	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	63.3	☒ m 米 (Not more than 不多於)
		79.875	☒ mPD 米(主水平基準上) (Not more than 不多於)
		18	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		☐ m 米 (Not more than 不多於)
			☐ mPD 米(主水平基準上) (Not more than 不多於)
			☐ Storeys(s) 層 (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		☐ m 米 (Not more than 不多於)
			☐ mPD 米(主水平基準上) (Not more than 不多於)
			☐ Storeys(s) 層 (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積		39.51	% ☒ About 約
(v) No. of units 單位數目		42	
(vi) Open space 休憩用地	Private 私人	58.44	sq.m 平方米 ☒ Not less than 不少於
	Public 公眾	0	sq.m 平方米 ☐ Not less than 不少於

EXECUTIVE SUMMARY

The Applicant seeks planning permission from the Town Planning Board for a minor relaxation of plot ratio restriction for residential use at No. 42 Grampian Road (NKIL No. 3536) in Kowloon City, Kowloon.

Erected on the Application Site (“the Site”) is a 7-storey domestic building. The Site has an area of 3,715 ft² (about 345.13m²).

The Site predominantly falls within an area zoned “Residential (Group B)” (“R(B)”) with a minor strip along the southern boundary within the “Government/ Institution or Community” (“G/IC”) zone on the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/31 gazetted on 24.12.2025. Under the R(B) zone, the use of “Flat” is under Column 1 of the OZP that a planning permission is not required. There is a maximum plot ratio restriction of 5. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

The Applicant intends to undertake a 18-storey development at the Site for residential (“Flat”) use with plot ratio of 6. To this end, a planning permission is required from the Town Planning Board.

The subject application is justified on the following grounds:

- Provision of Building Setback
- Provision of Private Open Space
- Provision of Internal Carpark
- Provision of Loading/ Unloading Space within Site
- Enhanced Air Quality of the Environment
- No Adverse Visual Impact ;
- No Adverse Sewerage Impact ;
- No Adverse Traffic Impact ;
- No Insurmountable Noise Impact.

報告摘要

申請人現向城規會申請略為放寬地積比率限制，以在九龍城嘉林邊道42號（新九龍內地段第3536號）作「住宅」發展。

申請地點現建有一棟七層樓高的住宅建築。地塊面積為3,715平方英尺（約345.13平方公尺）。

根據在2025年12月24日公佈的馬頭角分區計劃大綱核准圖（編號S/K10/31），申請地點現主要被規劃為「住宅（乙類）」地帶，申請地點南方的一小撮土地則被規劃為「政府、機構或社區」地帶。在「住宅（乙類）」地帶中，「分層住宅」為經常准許的用途，並有最高地積比率5倍的限制。城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬地積比率限制。

申請人擬在申請地點興建一座18層樓高且地積比率為6的分層住宅。為此，申請人現申請向城規會取得規劃許可。

此申請是基於以下發展理據：

- 提供建築後移
- 提供私人休憩空間
- 提供室內車位
- 提供發展項目內上落貨位
- 提升空氣質素
- 沒有不良視覺影響
- 沒有不良排污影響
- 沒有不良交通影響
- 沒有不能克服的噪音影響

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Appendix 3	Schematic Development Layout Plan
Appendix 4	Sewerage Impact Assessment
Appendix 5	Traffic Impact Assessment
Appendix 6	Noise Impact Assessment

1. INTRODUCTION

- 1.1 The Application Site ("the Site") is the No. 42 Grampian Road, Kowloon City, Kowloon (New Kowloon Inland Lot No. 3536). According to the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 ("OZP"), the Site falls within the "Residential (Group B)" ("R(B)") zone with a minor strip of land along the southern boundary within the "Government/ Institution or Community" ("G/IC") zone. Please refer to the extracts of the OZP at **Appendix 1**.
- 1.2 The Site occupies an area of about 345.13m².
- 1.3 There is a maximum plot ratio restriction of 5 within the subject R(B) zone. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 1.4 The Applicant, Speedy Action Development Limited, intends to re-develop the Site into a 18-storey residential development with a proposed plot ratio of 6.
- 1.5 To this end, the Applicant would like to seek planning permission from the Town Planning Board for a minor relaxation of plot ratio restriction for residential development on the Site.
- 1.6 Lanbase Surveyors Limited has been commissioned to submit a planning application, on behalf of the Applicant, under section 16 of the Town Planning Ordinance (Cap. 131).
- 1.7 This Planning Statement serves to describe the existing conditions of the Site and its surrounding environment, to give details of the proposed development and to provide planning justifications for the Board's consideration.

3. PROPOSED DEVELOPMENT

3.1 Proposed Development

The proposed development comprises 18 storeys including 14 storeys of flats, 2 storey of carpark (G/F and 1/F), 2 storeys of E&M facilities. The G/F also provides an entrance lobby. Please refer to **Appendix 3** for the schematic development layout plan.

3.2 Development Parameters

The proposed development parameters are set out below :

Site Area	345.13m ² (about)
No. of Block	1
No. of Storey	18
Total GFA	2,070.685m ²
Plot Ratio	6
Site Coverage (resi. floors)	39.51 %
Building Height	79.875mPD (63.3m)
No. of Residential Units	42 (average flat size = 49.3m ²)
Parking Provision	- 1 loading and unloading bay (LGV) - 4 car parking spaces (incl. 1 disabled)

3.3 Building Set Back

The application site is designated “Residential – Zone 2” on the draft Ma Tau Kok and Kowloon City Outline Development Plan (ODP) No. D/K10/1C. According to the ODP, there is a 6m building line along and abutting Grampian Road to enhance the townscape of the area. In the proposed development, a 6m building setback has been provided to echo the intention of the ODP.

3.4 Private Open Space

The 6m setback is dedicated as private open space with landscaping and tree planting to improve the environment. The open space accounts for about 58.44m² (excluding the vehicular access road) and is intended for public access.

4. JUSTIFICATIONS

4.1 Provision of Building Setback

The application site is designated “Residential – Zone 2” on the draft Ma Tau Kok and Kowloon City Outline Development Plan (ODP) No. D/K10/1C. According to the ODP, there is a 6m building line along and abutting Grampian Road to enhance the townscape of the area. In the proposed development, a 6m building setback has been provided to echo the intention of the ODP. Please refer to the development layout plan at **Appendix 3**.

4.2 Provision of Private Open Space

The footpath along the existing Grampian Road is about 3m wide. To enhance the walkability and urban experience along Grampian Road, the 6m setback of our site is dedicated as private open space for public access to blend in with Grampian Road. By increasing the width of the footpath for pedestrian use, it creates a generous, park-like transition zone that significantly alleviates pedestrian congestion and fosters a more comfortable, breathable environment for the community. This design transforms the pedestrian experience into a landscaped, inviting corridor that seamlessly blends private amenity with public benefit, thereby elevating the character of the streetscape and encouraging active, sustainable mobility in the neighborhood. Please refer to the development layout plan at **Appendix 3**.

4.3 Provision of Internal Carpark

In the existing development, open-air car parking is situated along the lot boundary abutting Grampian Road. Our proposal seeks to relocate some of the parking facilities to an internal 1/F level. By transitioning to internal parking, the development will help mitigate noise and air pollution, thereby improving the acoustic and environmental quality for neighboring residents. With some of

the parking spaces provided internally, the noise and air pollution arising from the engine ignition of the motor vehicles can be confined within the building envelope instead of adversely affecting the pedestrians in case of open car parking spaces.

4.4 Provision of Loading/ Unloading Space within Site

Furthermore, the existing development lacks dedicated loading and unloading facilities, necessitating the potential use of Grampian Road for such activities, which can impede public traffic flow. The proposed design addresses this deficiency by incorporating an on-site loading and unloading bay, which will ensure that all logistical activities are contained within the site. This reconfiguration eliminates reliance on the public road, thereby facilitating smoother vehicular traffic along Grampian Road and enhancing overall road safety and efficiency.

4.5 Enhanced Air Quality of the Environment

Grampian Road is a local distributor. The 6m building setback provided for the subject development from the lot boundary abutting Grampian Road is higher than the buffer distance as required under the HKPSG (i.e. 5m). Therefore, it is anticipated that proper air ventilation can be maintained and there would be no adverse impact on the air quality in the surrounding.

4.6 No Adverse Visual Impact

The maximum building height permitted in the OZP is 80mPD. The proposed development would not exceed the maximum building height limit. Therefore, there would be no adverse visual impact induced by the proposed development.

4.7 No Adverse Sewerage Impact

A Sewerage Impact Assessment (SIA) (refer to **Appendix 4**) was conducted to assess sewerage impact of the proposed development. Based on the SIA results, it is found that the existing sewage system serving the area have sufficient capacity to cater for the sewage generated from the proposed development and the surrounding catchment areas. Adverse sewerage impacts are not anticipated, and thus no upgrading or improvement works are required.

4.8 No Adverse Traffic Impact

A Traffic Impact Assessment was conducted in respect of the proposed development. Please refer to **Appendix 5** for your reference. It is concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network. From traffic engineering grounds, the proposed development is acceptable.

4.9 No Insurmountable Noise Impact

A Noise Impact Assessment (“NIA”) was conducted at **Appendix 6**. It can be concluded that there is no insurmountable fixed noise impact on the proposed development. Also, appropriate noise mitigation measures will be adopted to address any noise impact.

5. CONCLUSION

5.1 The Applicant seeks planning permission from the Town Planning Board for a minor relaxation of plot ratio restriction for a residential development at No. 42 Grampian Road (NKIL No. 3536) in Kowloon City, Kowloon.

5.2 The Proposal is desirable and justified for the following reasons:

- Provision of Building Setback
- Provision of Private Open Space
- Provision of Internal Carpark
- Provision of Loading/ Unloading Space within Site
- Enhanced Air Quality of the Environment
- No Adverse Visual Impact ;
- No Adverse Sewerage Impact ;
- No Adverse Traffic Impact ;
- No Insurmountable Noise Impact.

5.3 In light of the justifications presented in this planning statement, favorable consideration should be given to this application.

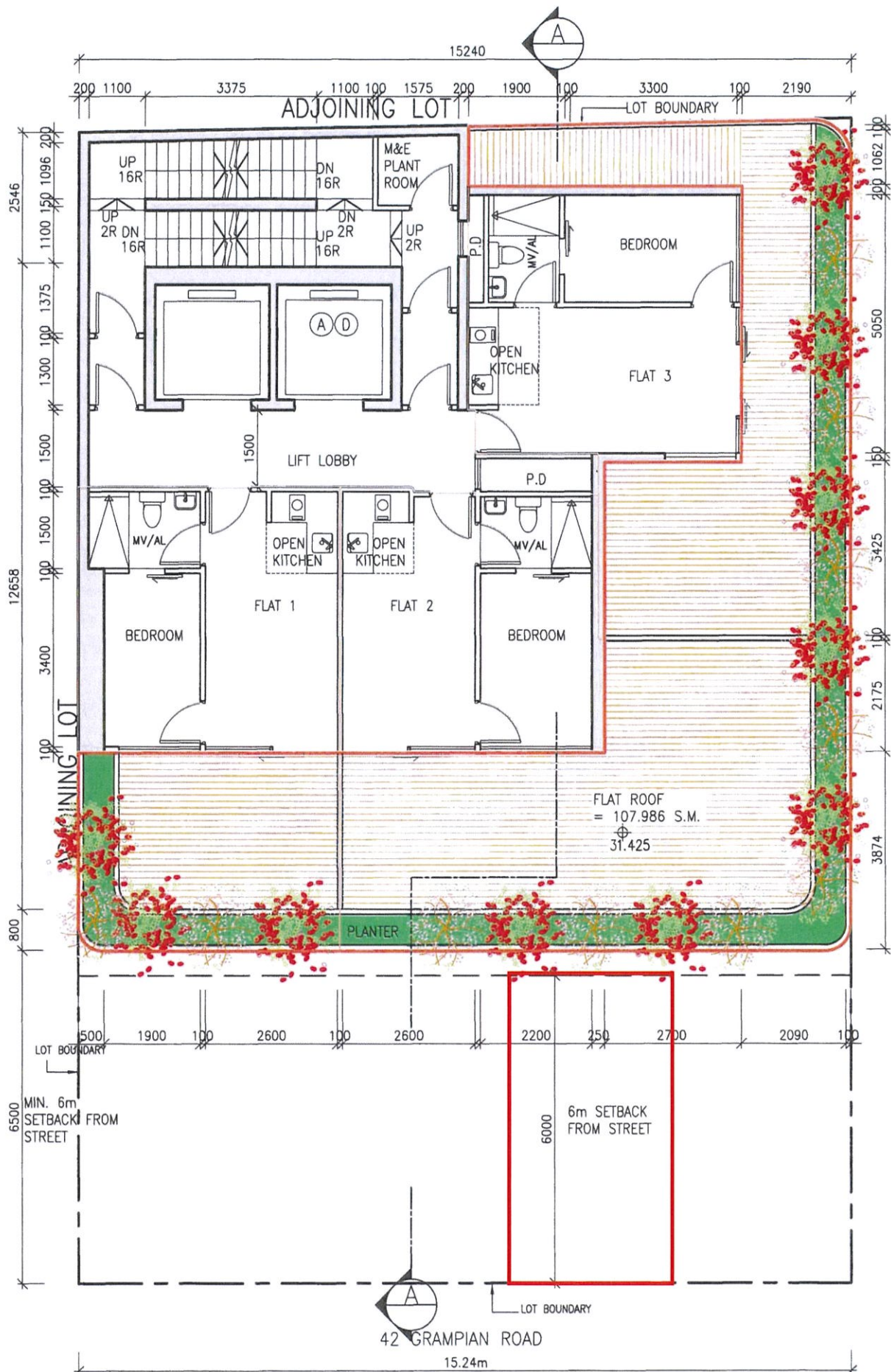
Project : Proposed Redevelopment of No. 42 Grampian Road, Kowloon, Hong Kong

Site Area	=	345.131 sm
Class of Site	=	A
Mean Street Level	=	16.525 mpd
Restriction under Lease	=	Private Residential
Height Restriction under OZP	=	80 mpd
Permitted Use under OZP	=	Residential (B)

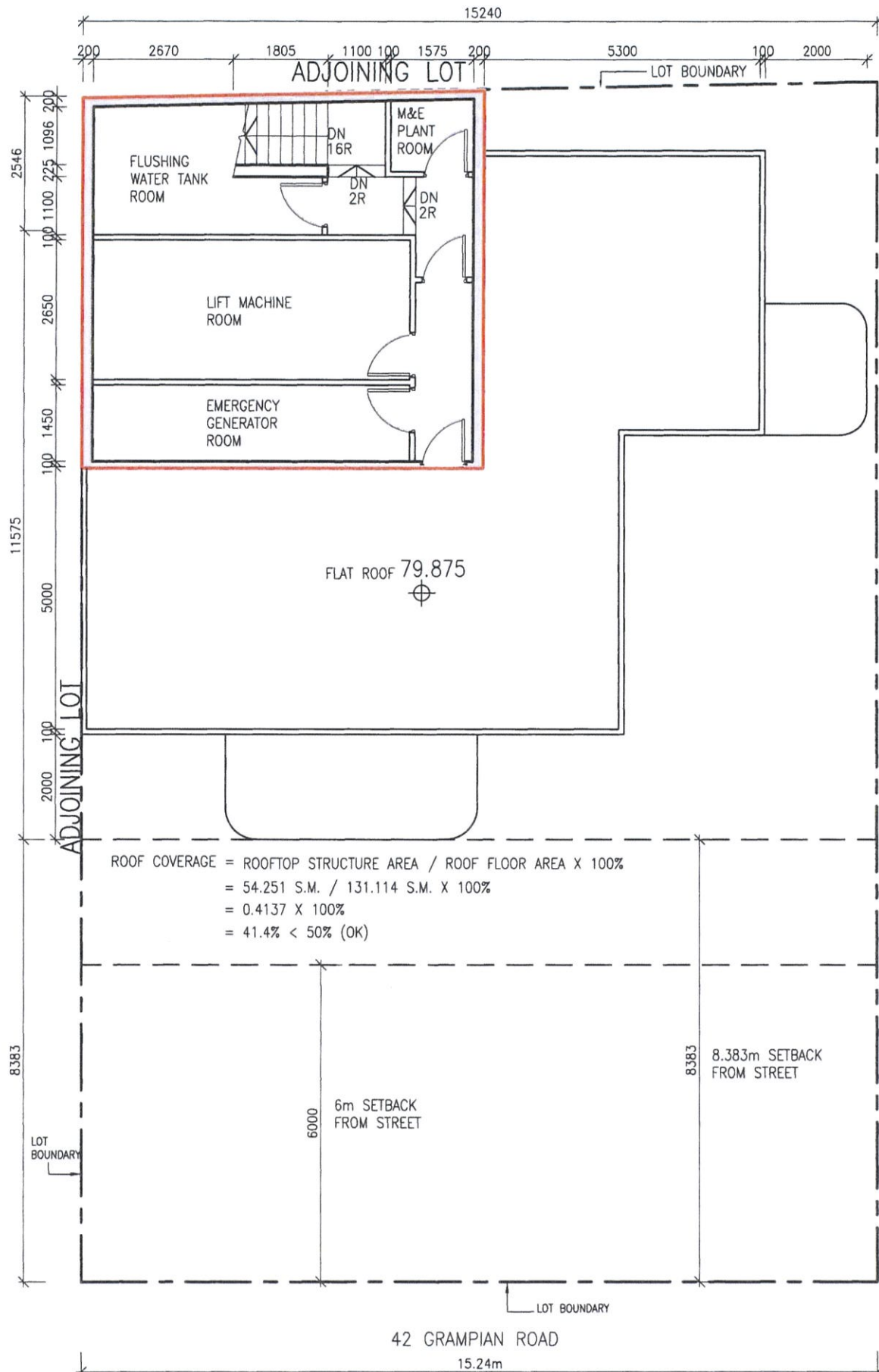
Proposed Redevelopment

For Building Height over 61 m

Permitted Domestic Plot Ratio under Building Planning Reg.	=	8
Permitted Non Domestic Plot Ratio under Building Planning Reg.	=	15
Permitted Domestic Site Coverage over 61 m	=	33.33%
Permitted Non Domestic Site Coverage below 15 m	=	100%
Under PNAP - APP 132 Setback Approach, Permitted Domestic Site Coverage over 61 m	=	40%
Proposed Building Height	=	63.3 m
Proposed Total Domestic Gross Floor Area	=	2070.685 sm
Proposed Domestic Plot Ratio	=	$2070.685 \text{ sm} \div 345.131 \text{ sm}$
	=	$6 < 8$
Proposed Domestic Site Coverage	=	$(136.364 \text{ sm/FL} \div 345.131 \text{ sm}) \times 100\%$
	=	39.51% < 40%



4 FLOOR PLAN (A4 1:100)



ROOF FLOOR PLAN (A4 1:100)

