

Appendix I

Justification

1. Purpose

The purpose of this planning application is to seek the Town Planning Board's approval on behalf of "Huge Success Industrial Limited" (The Applicant) for the use of ***Shop and Services*** for "Ground Floor No. 10 Grampian Road Kowloon and Ground Floor No. 49A Nga Tsin Wai Road Kowloon" (the "Subject Property"). The Subject Property is located on a site zoned Residential (Group B) in Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31. The proposed use of ***"Shop and Services"*** is under the uses in Column 2 of the relevant Notes. The applicant, thus, proposes to apply for an S. 16 planning application for its running of business in the future.

2. Subject Property

The subject property comprises the Ground Floor of No. 10 Grampian Road Kowloon and the Ground Floor of No. 49A Nga Tsin Wai Road Kowloon of an residential building located at Section A of New Kowloon Inland Lot No. 2641 and Section B of New Kowloon Inland Lot No. 2641 held under Government Lease for a term of 75 years renewable for 24 years commencing from 1st July 1898 and statutorily renewable for a further term of 50 years. The proposed floor area for Shop and Services use on the subject property is about 214.78 sq. m..

3. In Line with Planning Intention

The subject property is currently governed under the Ma Tau Kok Outline Zoning Plan (S/K10/31). The current zoning of the subject property falls into "Residential (Group B)". The planning intention of this zoning is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. The proposed "Shop and Services" use is in line with the planning intention.

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4. High Demand for Retail Spaces in the Area

There is a strong and continuous local demand for daily retail goods and essential personal services. Converting the Subject Property into “Shop and Services” use directly aligns with this demand, enhancing neighborhood convenience, optimizing the utilization of existing floor space, and contributing to local employment opportunities without compromising the primary residential character of the locality.

5. No Adverse Traffic Impact

The proposed shop has targeted to provide services to the occupiers of the buildings in the vicinity. Thus, it is reasonably foreseen that customers are mainly made up of nearby occupiers. We do not expect to attract much customers coming from other districts. Therefore, it is opined that the proposed change of use would not impose traffic pressure to the area and the impact of the proposed change of use of the Subject Property is expected to be minimal.

6. Planning Approval Cases in the Vicinity

A number of planning permissions in the vicinity have been granted by the Town Planning Board. The approval details are tabulated as follows:-

Date	Application No.	Premises	Applied Use	Decision
16/02/2024	A/K10/272	G/F, 5 Junction Road, Kowloon City, Kowloon	Proposed School (Tutorial School)	Approved/Agreed
28/07/2017	A/K10/257	G/F, 5A Junction Road, Kowloon City, Kowloon	Temporary School (Tutorial School) for a Period of 5 Years	Approved with condition(s) on a temporary basis
19/12/2008	A/K10/228	G/F, 52 Grampian Road, Kowloon City	Proposed School (Tutorial School)	Approved with condition(s)

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Date	Application No.	Premises	Applied Use	Decision
03/07/1998	A/K10/175	337 Prince Edward Road West, Kowloon City	Restaurant within Residential Development	Approved with condition(s)
17/02/1995	A/K10/151	2 Grampion Road, Kowloon City	Hotel with Commercial Shops	Approved with condition(s) Metro Planning Committee

7. Conclusion

In view of the above justifications, planning permission for the general retail purpose should be granted.

[N.B. Site inspection can be arranged by appointment. The applicant would like to receive response from Government Departments and address their concerns prior to the Town Planning Board's meeting and provide additional information if required.]