

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

## Tony Tsz Ying LAM/PLAND

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寄件者: Cheri yiu [REDACTED]  
寄件日期: 2026年08月19日星期三 17:06  
收件者: tpbpd/PLAND  
副本: Jenny Wai Ching LAI/PLAND; Vicki Yue Yan AU/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: Supplementary Information for Planning Application No. A/K10/283  
附件: Form No. S.16-I\_Sep 2023 P.5.pdf; Form No. S.16-I\_Sep 2023 P.14.pdf; Form No. S.16-I\_Sep 2023 P.3.pdf; Revised Justification.pdf; A\_K10\_283\_Plans\_Layout (revised).pdf  
  
類別: Internet Email

Dear Jenny,

Attached please find the supplementary information for the Planning Application No. A/K10/283. For the justification, the word "proposed" is now deleted in paragraphs 1, 3, and 5 and also paragraph 4 has been revised. For the layout plan, the staircase area is now excluded in this application.

Please feel free to contact me if further amendments are needed. Thank you.

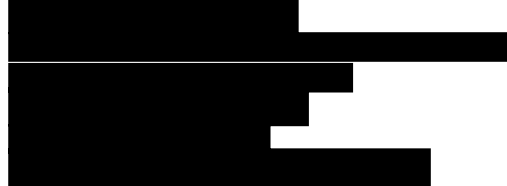
Best Regards,

*Cheri Yiu*

Surveyor



Centaline Surveyors Limited



Website: [www.centalinesurveyors.com.hk](http://www.centalinesurveyors.com.hk)

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**From:** Jenny Wai Ching LAI/PLAND [mailto:jwclai@pland.gov.hk]

**Sent:** Tuesday, August 18, 2026 6:09 PM

**To:** [REDACTED]

**Cc:** Vicki Yue Yan AU/PLAND; Tony Tsz Ying LAM/PLAND

**Subject:** Planning Application No. A/K10/283

**Importance:** High

Dear Cheri,

I tried to call but failed to reach. Please provide the following supplementary information by tomorrow for our processing of the subject application:

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- (i) According to Section 3(f) on page 3 of the application form, the current use is listed as ‘Proposed Shop and Services’. However, Section 7 on page 9 states that the development proposal is ‘completed’. Please clarify the current use at the subject premises and specify what ‘completed’ means: in particular, whether it refers to completed renovation works or an active operation.

If the premises are already in operation, please provide details of the current use and update the current use on page 3 of the application form; also, please amend ‘Proposed Shop and Services’ to ‘Shop and Services’ throughout the submission (including but not limited to pages 5 and 14 of the application form and paragraphs 1, 3, and 5 of Appendix I).

- (ii) Please provide a to-scale floor plan that clearly indicates the application boundary in line with the total floor area involved.

Please feel free to call back and discuss.

Thanks and Regards

Jenny LAI  
TP/K10  
K DPO  
Planning Department  
Tel: 2231 4180



規劃署  
Planning  
Department

透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會  
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY



|                                                                      |                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | Residential (Group B)                                                                                                                                                                                                                         |
| (f) Current use(s)<br>現時用途                                           | <u>Shop and Services (Estate Agency and Hair Salon)</u><br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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) |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</b><br>The applicant 申請人 –<br><input checked="" type="checkbox"/> is the sole “current land owner” <sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership).<br>是唯一的「現行土地擁有人」 <sup>#&amp;</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。<br><input type="checkbox"/> is one of the “current land owners” <sup>#&amp;</sup> (please attach documentary proof of ownership).<br>是其中一名「現行土地擁有人」 <sup>#&amp;</sup> (請夾附業權證明文件)。<br><input type="checkbox"/> is not a “current land owner” <sup>#</sup> .<br>並不是「現行土地擁有人」 <sup>#</sup> 。<br><input type="checkbox"/> The application site is entirely on Government land (please proceed to Part 6).<br>申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>5. Statement on Owner's Consent/Notification</b><br><b>就土地擁有人的同意/通知土地擁有人的陳述</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                |                                                          |  |                                               |                                                                                                                                                |                                                          |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| (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> .<br>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 –<br><input type="checkbox"/> has obtained consent(s) of “current land owner(s)” <sup>#</sup> .<br>已取得 名「現行土地擁有人」 <sup>#</sup> 的同意。                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                |                                                          |  |                                               |                                                                                                                                                |                                                          |  |  |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th colspan="3">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</th> </tr> <tr> <th>No. of ‘Current Land Owner(s)’<br/>「現行土地擁有人」數目</th> <th>Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained<br/>根據土地註冊處記錄已獲得同意的地段號碼／處所地址</th> <th>Date of consent obtained (DD/MM/YYYY)<br/>取得同意的日期 (日/月/年)</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> | 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)’<br>「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<br>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)<br>取得同意的日期 (日/月/年) |  |  |  |  |  |  |  |  |  |
| 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)’<br>「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<br>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)<br>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)

| 6. Type(s) of Application 申請類別      |                       |                                                                                                                                                             |
|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Type (i)<br>第(i)類     | Change of use within existing building or part thereof<br>更改現有建築物或其部分內的用途                                                                                   |
| <input type="checkbox"/>            | Type (ii)<br>第(ii)類   | Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)<br>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 |
| <input type="checkbox"/>            | Type (iii)<br>第(iii)類 | Public utility installation / Utility installation for private project<br>公用事業設施裝置/私人發展計劃的公用設施裝置                                                            |
| <input type="checkbox"/>            | Type (iv)<br>第(iv)類   | Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)<br>略為放寬於法定圖則《註釋》內列明的發展限制                                 |
| <input type="checkbox"/>            | Type (v)<br>第(v)類     | Use / development other than (i) to (iii) above<br>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所用途，請填妥於附件的表格。

| (i) For Type (i) application 供第(i)類申請                                                                                                                              |                                                                                                                                                                                                                |                                                         |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------|
| (a) Total floor area involved<br>涉及的總樓面面積                                                                                                                          | 214.78 sq.m 平方米                                                                                                                                                                                                |                                                         |                      |
| (b) Proposed use(s)/development<br>擬議用途/發展                                                                                                                         | <u>Shop and Services</u><br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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<br>涉及層數                                                                                                                             | 1                                                                                                                                                                                                              | Number of units involved<br>涉及單位數目                      | 4                    |
| (d) Proposed floor area<br>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 214.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約                                                                                                                            |                                                         |                      |
|                                                                                                                                                                    | Total 總計 214.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約                                                                                                                                           |                                                         |                      |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層                                                                                                                                                                                                 | Current use(s) 現時用途                                     | Proposed use(s) 擬議用途 |
|                                                                                                                                                                    | GF                                                                                                                                                                                                             | <u>Shop and Services (Estate Agency and Hair Salon)</u> | Shop and Services    |
|                                                                                                                                                                    |                                                                                                                                                                                                                |                                                         |                      |
|                                                                                                                                                                    |                                                                                                                                                                                                                |                                                         |                      |

| <b>Gist of Application 申請摘要</b>                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                               |                                                                                                  |                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| (Please provide details in both English and Chinese <u>as far as possible</u> . 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. )<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                          | (For Official Use Only) (請勿填寫此欄)                                                                                              |                                                                                                  |                                                                                |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                        | Shops 1 to 4, Ground Floor No.10 Grampian Road Kowloon and Ground Floor No.49A Nga Tsin Wai Road Kowloon                      |                                                                                                  |                                                                                |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                                | sq. m 平方米 <input type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |                                                                                                  |                                                                                |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                       | Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31                                                                             |                                                                                                  |                                                                                |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                     | Residential (Group B)                                                                                                         |                                                                                                  |                                                                                |
| Applied use/<br>development<br>申請用途／發展                                                                                                                                                                                                                                                                                                                                                                           | Shop and Services                                                                                                             |                                                                                                  |                                                                                |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                               | sq.m 平方米                                                                                         | Plot Ratio 地積比率                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                  | Domestic<br>住用                                                                                                                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                                                                                                                                                                                                                                                                                                                                                                                  | Non-domestic<br>非住用                                                                                                           | 214.78 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                                                                                                                                                                                                                                                                                                                                                                                         | Domestic<br>住用                                                                                                                | N/A                                                                                              |                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                  | Non-domestic<br>非住用                                                                                                           | N/A                                                                                              |                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                  | Composite<br>綜合用途                                                                                                             | N/A                                                                                              |                                                                                |

## 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 use of ***"Shop and Services"*** is under Column 2 of the relevant Notes. The applicant, thus, proposes to apply for an S. 16 planning application for its continuous running of business.

#### **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 1<sup>st</sup> July 1898 and statutorily renewable for a further term of 50 years. The 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 "Shop and Services" use is in line with the planning intention.

Our Ref.: VAL - 2605080098

#### **4. High Demand for Retail Spaces in the Area**

The subject property is in close proximity to Urban Renewal Authority redevelopment projects in Kowloon City (e.g., Nga Tsin Wai Road/ Carpenter Road Development and Kai Tak Road/ Sa Po Road Development). During the redevelopment period, numerous ground floor shops was acquired and demolished, putting temporary pressure on the local retail supply. Approval on the shop and services application could provide timely supplementary floor space to absorb redirected neighborhood services and cater to transition period needs.

Also, these large-scale developments are projected to bring a substantial influx of new residential population and consumption capacity to the district in the coming years, significantly boosting the demand for neighborhood commercial, shop, and service facilities.

The subject property is currently operating as hair salon and estate agency. Granting a formal "Shop and Services" approval ensures long-term planning compliance and operational flexibility to meet the retail or service needs (e.g., daily retail, clinics) by the new coming residents in future.

#### **5. No Adverse Traffic Impact**

The 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 use of shop and services would not impose traffic pressure to the area and the impact of running shop and services 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:-

| <b>Date</b> | <b>Application No.</b> | <b>Premises</b>                                      | <b>Applied Use</b>                         | <b>Decision</b> |
|-------------|------------------------|------------------------------------------------------|--------------------------------------------|-----------------|
| 16/02/2024  | A/K10/272              | G/F,<br>5 Junction Road,<br>Kowloon City,<br>Kowloon | Proposed<br>School<br>(Tutorial<br>School) | Approved/Agreed |

Our Ref.: VAL - 2605080098

| <b>Date</b> | <b>Application No.</b> | <b>Premises</b>                              | <b>Applied Use</b>                                         | <b>Decision</b>                                        |
|-------------|------------------------|----------------------------------------------|------------------------------------------------------------|--------------------------------------------------------|
| 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)                             |
| 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 Grampian Road, Kowloon City                | Hotel with Commercial Shops                                | Approved with condition(s)<br>Metro Planning Committee |

## 7. Conclusion

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

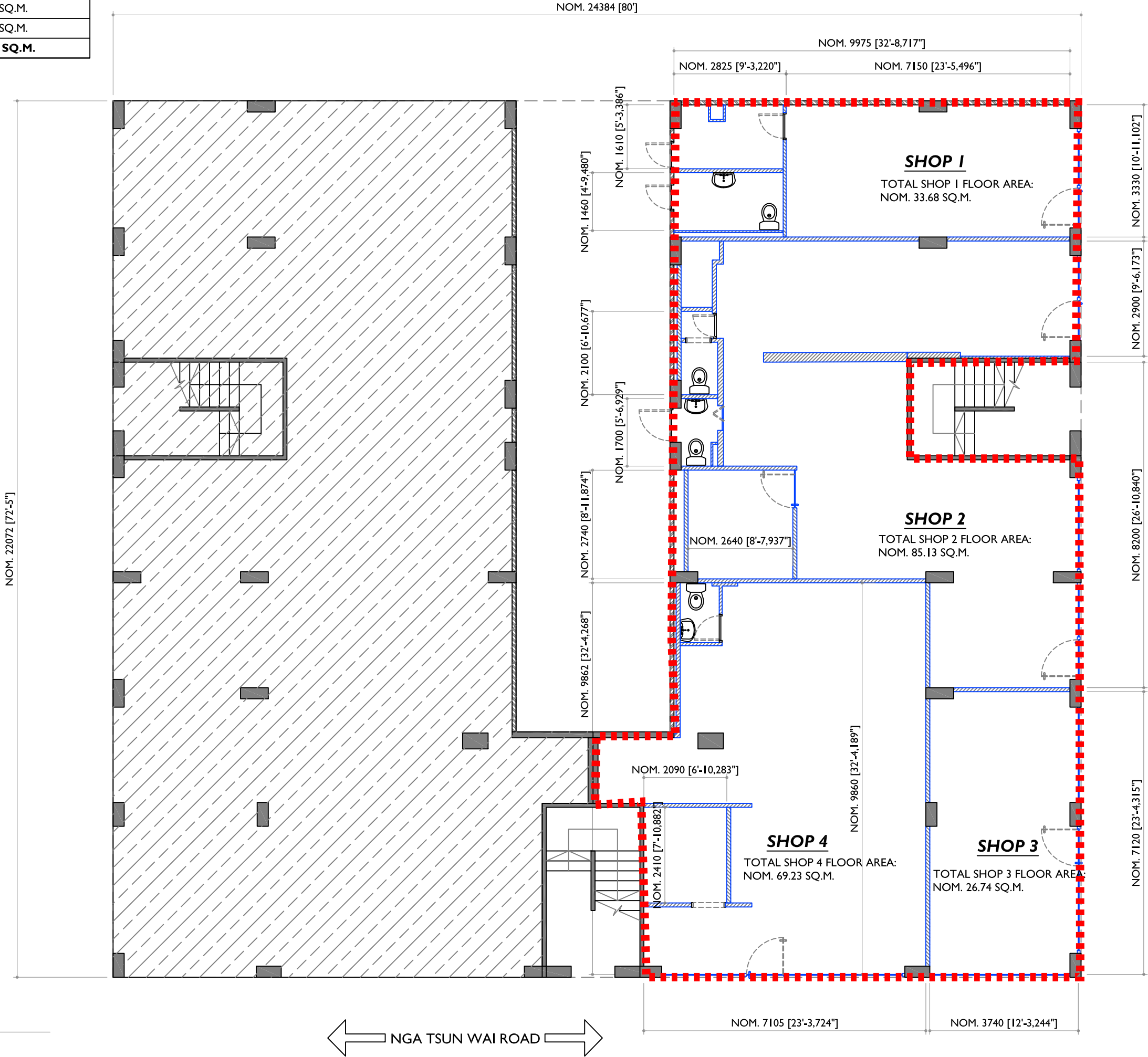
[N.B. Site inspection can be arranged by appointment. The applicant would like to receive response from Government Departments and address their concerns prior to the Town Planning Board's meeting and provide additional information if required.]

| SHOP                                | FLOOR AREA       |
|-------------------------------------|------------------|
| SHOP 1                              | NOM. 33.68 SQ.M. |
| SHOP 2                              | NOM. 85.13 SQ.M. |
| SHOP 3                              | NOM. 26.74 SQ.M. |
| SHOP 4                              | NOM. 69.23 SQ.M. |
| TOTAL FLOOR AREA: NOM. 214.78 SQ.M. |                  |

Address  
G/F, 10 Grampian Road &  
49A Nga Tsun Wai Road

Legend  
 Proposed Shop Area

For Identification  
Purpose only



← NGA TSUN WAI ROAD →

↑ GRAMPIAN ROAD ↓