

Our Ref.: KW/TPN/2640A/L07

4 July 2025

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

By Post and Email

Dear Sir/Madam,


**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

We would like to submit herewith a set of supplementary "Response-to-Comments" in responding to Environmental Protection Department's comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.
DPO/Kln (Attn.: Mr. Ryan Kwok Email)



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



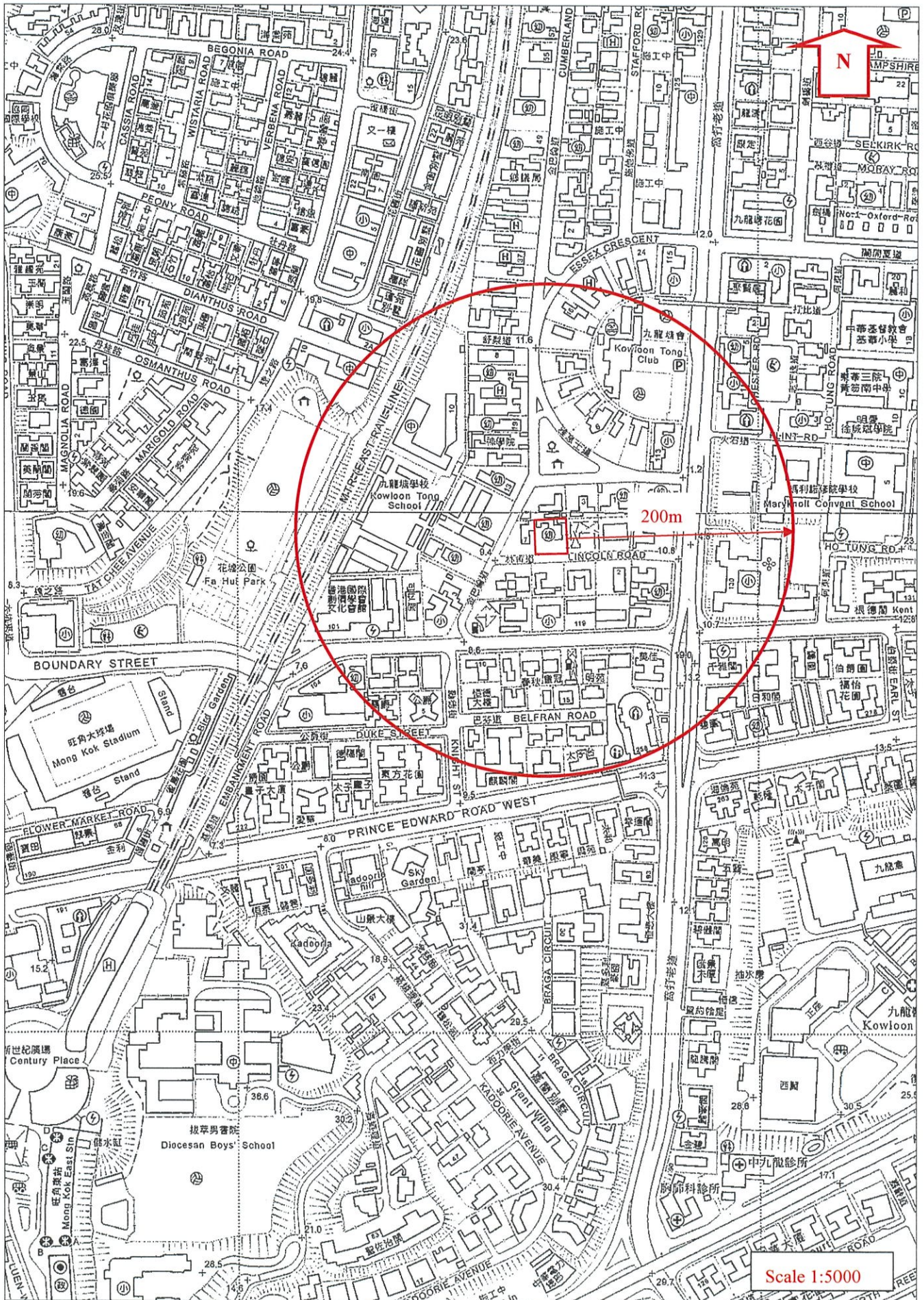
ISO 9001 : 2015
Certificate No.: CC 1687
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Response-to-Comments

	Departmental Comments	Responses
	<u>Environmental Protection Department (EPD)</u>	
(a)	On <u>air quality</u> , the applicant should provide clarification of the following for our further consideration.	
(i)	Please confirm whether the buffer distance requirements for vehicular and chimney emissions (e.g. any active industrial chimney within 200m) stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met.	<p>Please note the followings:</p> <ul style="list-style-type: none"> - there is no active industrial chimney within 200m from the site, as shown in the Indication Plan A; - the proposed house will be set back 6m from lot boundary in accordance with the non-building area (NBA) requirement for streetscape enhancement as stipulated under the Kowloon Tong Outline Development Plan (ODP). As shown in Indication Plan B, a total of 8m buffer distance (6m NBA and 2m pavement) for vehicular emissions from Lincoln Road is provided; and - planters will also be provided in the 6m setback NBA as greenery buffer. <p>Therefore, the buffer distance requirements for vehicular and chimney emissions stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met.</p>
(ii)	As regards the proposed car parks at basement level, please confirm whether the relevant guidelines/practice notes, such as ProPECC PN 2/96 Control of Air Pollution in Car Parks, etc will be followed.	It is confirmed that the relevant guidelines/practice notes, such as ProPECC PN 2/96 Control of Air Pollution in Car Parks, etc will be followed.

(b)	On <u>noise</u> , adverse noise impact on the proposed development are not anticipated. Nonetheless, the applicant should ensure that the planning and design of the subject development will follow the relevant noise planning requirements under HKPSG to avoid causing any noise problems.	Noted.
(c)	On <u>sewerage</u> , given the scale of the proposed development, adverse sewerage impact arising from the proposed development are not anticipated. Please be reminded that the implementation of local sewer connection works shall meet the satisfaction of DSD.	Noted.

Indication Plan A



For Identification Only

Indication Plan B

BD REF.		FSD REF.	
REV.	DESCRIPTION	DATE	
A	1ST SUBMISSION	13 MAR 2025	
CLIENT(S)			
AUTHORIZED PERSON			
SO CH WANG MKS (PSEB) Advanced Professional A(PS)116			
STRUCTURAL ENGINEER			
PROJECT TITLE			
PROPOSED RESIDENTIAL DEVELOPMENT AT 5 LINCOLN ROAD, KNOXLOON TONG, KOWLOON (N.A.L. 714)			
DRAWING TITLE			
GROUND FLOOR			
DATE	SCALE		
13 MAR 2025	AS SHOWN		
DRAWN	CHECKED		
BW	ML		
DWG. NO.	REV.		
P-04	A		
NOTE			
ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RE-SCALE DRAWING. ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.			

