

Our Ref.: KW/TPN/2640A/L08

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)**

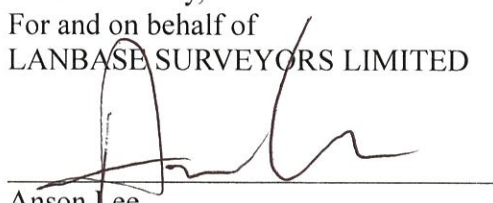
We refer to the captioned planning application.

We would like to submit herewith a set of replacement pages of the Application Form and "Response-to-Comments" in responding to the Transport Department's comment for the captioned planning application.

The revised Development Schedule, and revised B/F and G/F plans with swept path analysis for loading / unloading bay for goods vehicles are also provided at **Appendix 1** and **Appendix 2** respectively.

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)

☒ Domestic part 住用部分GFA 總樓面面積 ..540.41..... sq. m 平方米 ☒ About 約

number of Units 單位數目 ..1.....

average unit size 單位平均面積 ..540.41.....sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目 ..6.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 and Shop and Services 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
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ 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 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..... | B/F | Car Parking Spaces / Plant Rooms / Water Tanks |
| | G/F | L/UL Bay, Study Room / Living Room / Dining Room / Kitchen |
| | 1/F | Bedrooms |
| | 2/F | Bedrooms / Flat Roof |
| | R/F | Flat Roof |

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

...L/UL Bay and Garden.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

3/2029

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

| | | |
|--|---|---|
| Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>LINCOLN ROAD</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/> |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位? | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ Accessible Visitor Car Parking Space <u>1</u> _____ <input type="checkbox"/> |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位? | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ <input type="checkbox"/> |

| | | |
|--|--|----------------------------|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | 4 |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Accessible Visitor Car Parking Space | 3 1 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | 1 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | 1 |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

| | Chinese 中文 | English 英文 |
|---|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Tong Outline Zoning Plan | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Response-to-Comments

| | Departmental Comments | Responses |
|-------|---|---|
| | <u>Transport Department (TD)</u> | |
| | Please find below comments on the subject application from traffic engineering perspective: | |
| (i) | I have no adverse comment on proposed vehicular access with clear width not exceeding 5m provided it is located within the specified X-Z-Y points according to the lease. | Noted. |
| (ii) | Instead of the 1 no. of loading/unloading space for private car as proposed by the applicant, 1 no. of loading / unloading space for goods vehicle shall be proposed, the dimension of the loading / unloading space for goods vehicles shall refer to section 3(g), Table 11, Chapter 8 of HKPSG; and | Please note that 1 no. of loading / unloading space for light goods vehicle is proposed at G/F in replacement of the previously proposed 1 no. of loading/unloading space for private car at B/F. Please see the revised B/F and G/F plans at Appendix 2 . |
| (iii) | The applicant shall provide swept path analysis on the loading and unloading bay for goods vehicles. | Please see the Swept Path Analysis at Appendix 2 . |

Appendix 1

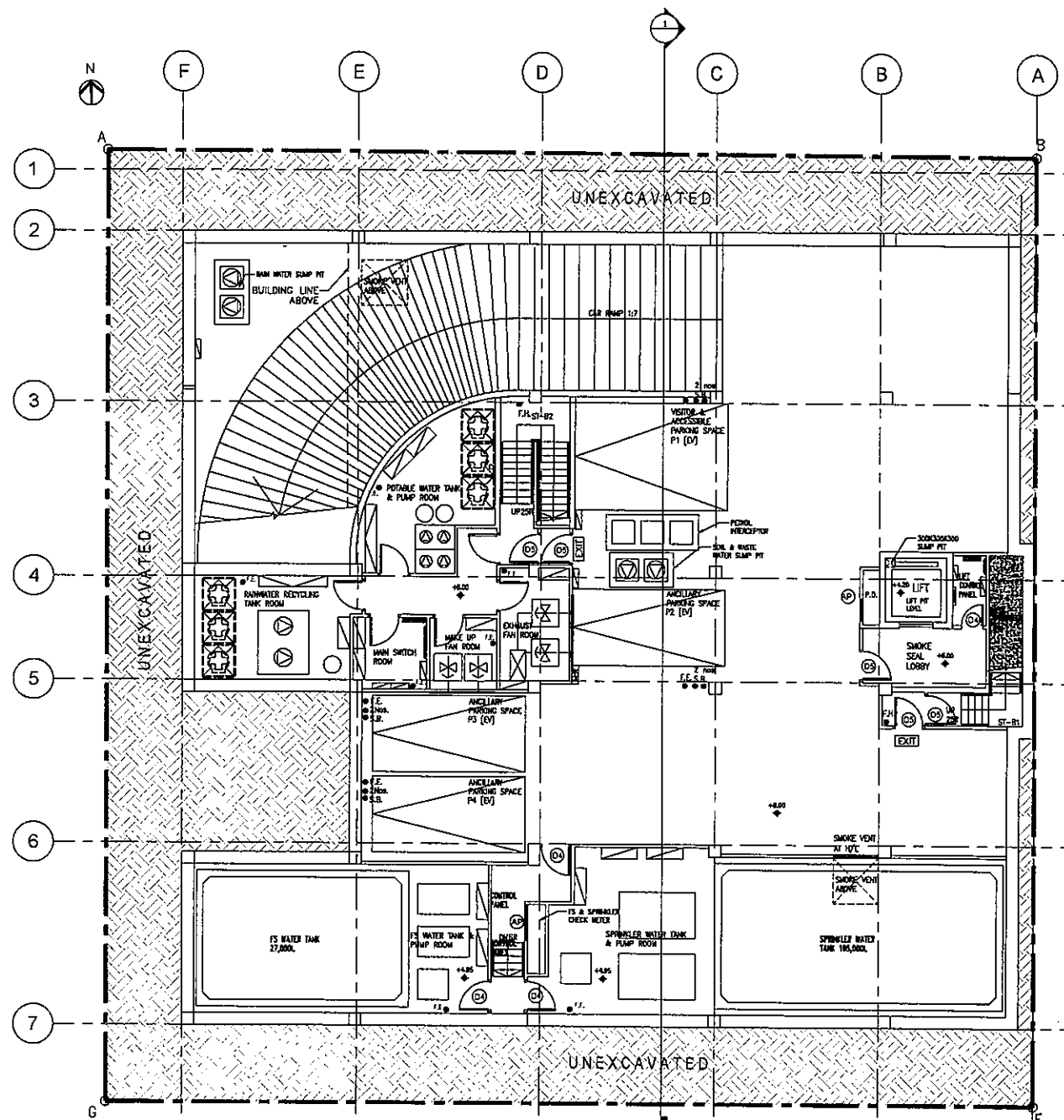
Revised Development Schedule

Table 5.1 Proposed Development Schedule

| | |
|---|--|
| Site Area | About 948.25m ² |
| Plot Ratio | Not more than 0.6 |
| Site Coverage | About 24.03% |
| Gross Floor Area | About 540.41m ² |
| Building Height (Main Roof) | 21.86m above PD |
| No. of Storeys | 4 (including a basement) |
| No. of Units | 1 |
| Proposed Floor Uses: | |
| Basement | Car Parking Spaces / Plant Rooms / Water Tanks |
| G/F | L/UL Bay / Garden / Study Room / Living Room / Dining Room / Kitchen |
| 1/F | Bedrooms |
| 2/F | Bedrooms / Flat Roof ² |
| R/F | Flat Roof |
| | |
| Provision of Internal Transport Facilities | |
| Car Parking Spaces | |
| - Private Car Parking Space (B/F) | 3 (2.5m x 5m) |
| - Accessible Visitor Car Parking Space (B/F) | 1 (3.5m x 5m) |
| - LGV L/UL Space (G/F) | 1 (3.5m x 7m) |

Appendix 2

Revised B/F and G/F Plans
and
Swept Path Analysis
on the Loading and Unloading Bay for Goods Vehicles



BASEMENT FLOOR PLAN
SCALE: 1:200 @A3

| REV. | DESCRIPTION | DATE |
|------|----------------|-------------|
| A | 1ST SUBMISSION | 13 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1116

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

BASEMENT FLOOR PLAN

| DATE | SCALE |
|-------------|----------|
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-03 | 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.

FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S) 1/16
STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

SWEEP PATH ANALYSIS FOR LOADING AND
UNLOADING CAR PARKING SPACE

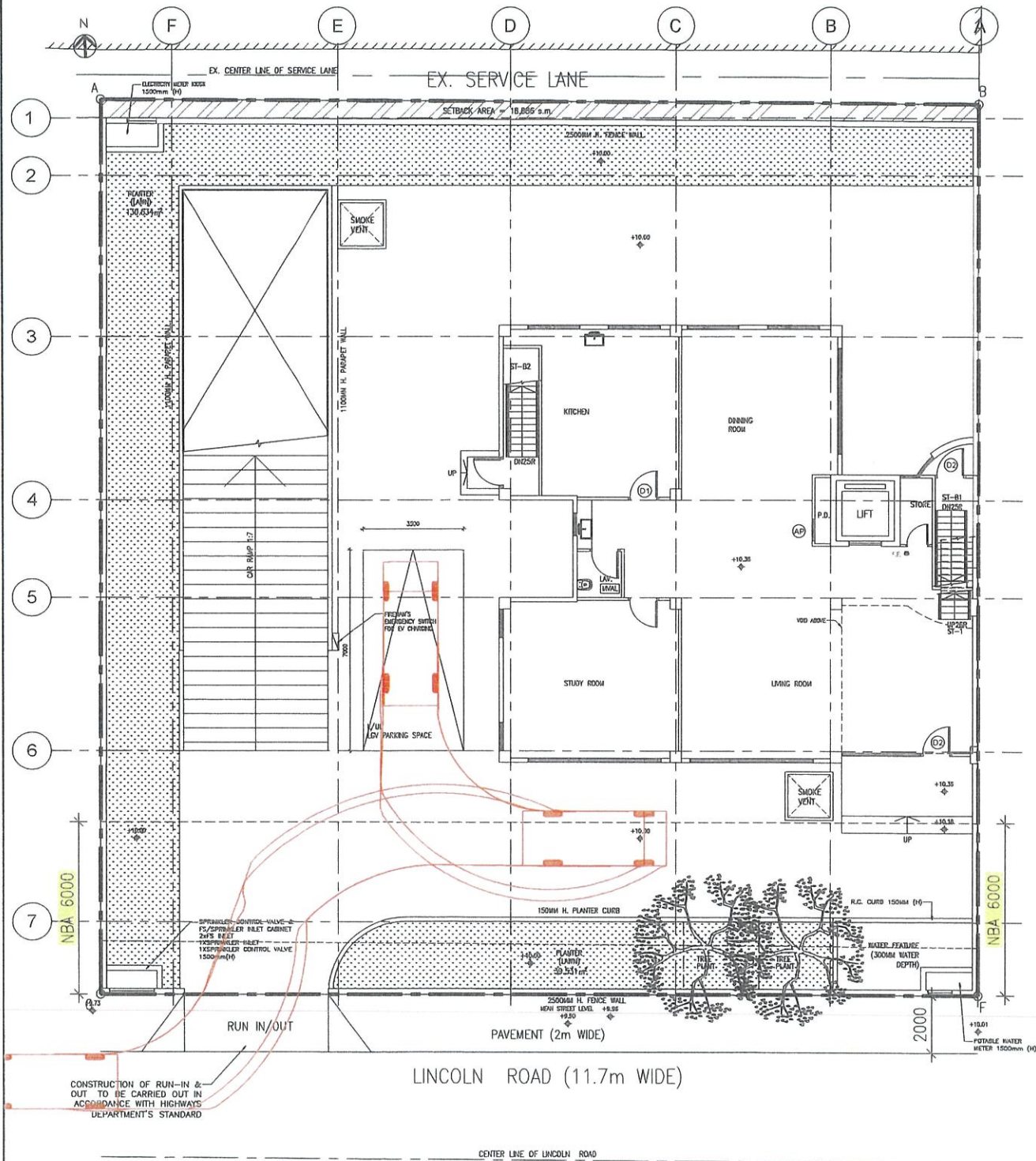
DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED
BW ML

DWG. NO. REV.
SP06 A

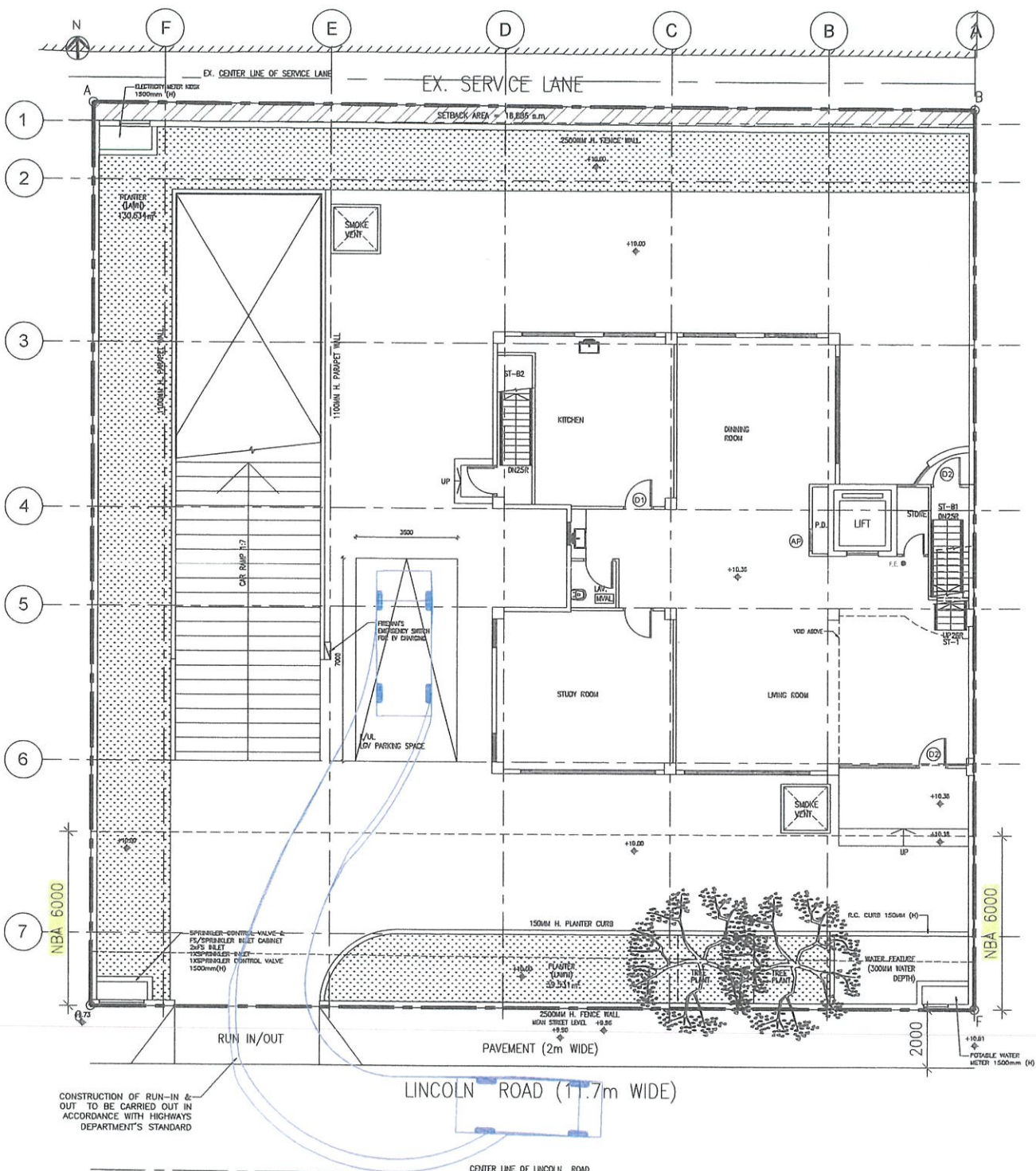
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U/UL INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



U/UL EGRESS

FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)