

Our Ref.: KW/TPN/2640A/L12

4 August 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 "Response-to-Comments" in response to the government departmental comments for re-activating the captioned planning application.

As no further submission of further information is required subject to no further government departmental comments, we should be grateful if you could schedule the application for Town Planning Board's consideration as early as possible.

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)



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### Response-to-Comments

	Departmental Comments	Responses
	<b><u>Landscape Unit, Planning Department (PlanD)</u></b>	
2.	Information of the size and species of the proposed trees and shrubs should be provided in the Landscape Proposal for reference.	Please see the revised Landscape Proposal in the attached.
3.	A legend should be provided for the Landscape Proposal.	Please see the revised Landscape Proposal in the attached.
	<b><u>Urban Design Unit, Planning Department (PlanD)</u></b>	
	<b><u>General Comments</u></b>	
2.	Compared to the previous submission, changes in the development parameters mainly involve (i) a decrease in gross floor area from 557.02m <sup>2</sup> to 540.41m <sup>2</sup> ; (ii) an increase in site coverage from 23.24% to 24.03%; (iii) an increase in total car parking spaces from 3 to 4 at basement level; and (iv) a decrease in excavation area from 715m <sup>2</sup> to 689.21m <sup>2</sup> .	Noted.
3.	It is noted from the applicant's responses (R-to-C Items 4 and 5) that the building bulk of the proposed development has been minimised as far as possible and the proposed development has incorporated (i) a 6m-wide non-building area (NBA) along the southern site boundary in accordance with the Kowloon Tong Outline Development Plan; (ii) stepped terraced design; and (iii) suitable landscape treatments accordingly. Our previous comments (paras. 2 and 3) vide email dated 28.5.2025 shall remain valid.	Noted.

	<u>Air Ventilation</u>	
4.	Given the small scale and nature of the proposed development, no significant adverse impact to the surrounding pedestrian wind environment is anticipated.	Noted.
	<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)	I have no adverse comment on the proposed 3 nos. of ancillary PC parking spaces, 1 no. of visitor PC parking space, and 1 no. of LGV loading/unloading bay for the proposed development compromising one single family house with GFA>160m <sup>2</sup> .	Noted.

Planting Schedule

Trees					
Botanical Name	Chinese Name	DBH (mm)	Height(m)	Spread(m)	Live Crown Ratio
Terminalia mantaly	小葉欖仁	90mm	4.5	4	40%

Shrubs & Ground Covers			
Botanical Name	Chinese Name	Height(mm) x Spread(mm)	Spacing (mm)
Bougainvillea sp. 'mary palmer'	雙色 簕 三角梅	600 x 600	500
Duranta Repens 'variegata'	花葉假連翹	300 x 300	250
Rhododendron simsii	杜鵑	300 x 300	200
Lxora coccinea	黃花龍船花	250 x 250	200
Hibiscus rosa-sinensis	朱槿	500 x 500	400
Duranta erecta	金連翹	300 x 300	250
Ficus microcarpa 'Golden Leaves'	黃金榕	500 x 500	400

**Legend**

 Ground Covers

 Ground Covers

 Ground Covers

 Feature Tree

 Shrubs

 Shrubs

**Planting Photos**



Rhododendron simsii 杜鵑



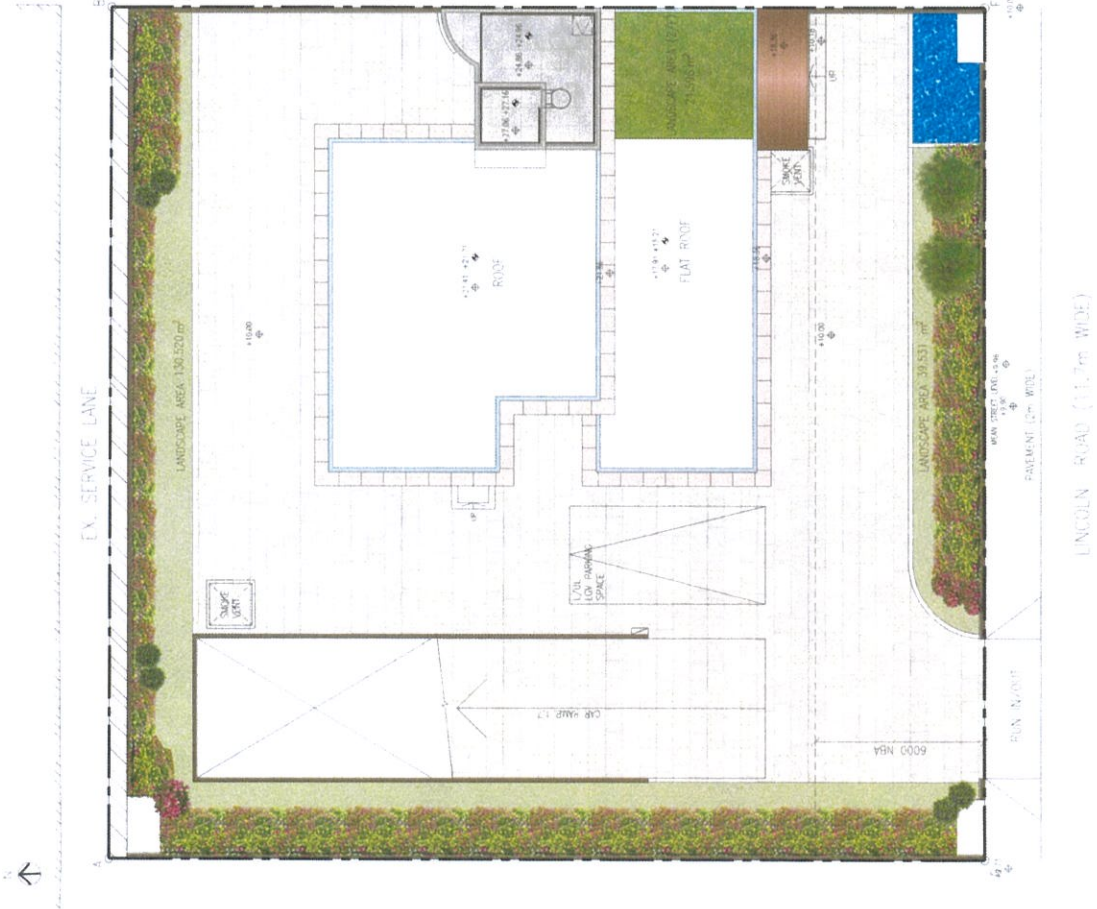
Lxora coccinea 黃花龍船花



Hibiscus rosa-sinensis 朱槿



Terminalia mantaly 小葉欖仁



Master Landscape Plan