

Our Ref.: KW/TPN/2640A/L14

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong

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28 August 2025

香港九龍尖沙咀漆咸道南9號均輝大廈9樓

Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

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)**

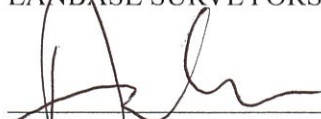
We refer to the captioned planning application.

We would like to clarify the followings:

- (a) there is a stepped terraced design by setting back 2/F of 13.435m with landscaped flat roof are provided to break down the visual bulk of the proposed development as viewed from pedestrian level. Please see the revised Section Plan at **Appendix 1**;
- (b) under the alternative scheme without basement, except it is not necessary to provide water tank of sprinkler system for the basement area with floor area exceeding 230m² under FSD's requirement, and fan room / makeup fan room for the basement car park ventilation system required by EPD, the number and the size of the ancillary plant rooms are identical to the proposed scheme with basement. However, the ancillary plant rooms would have to be provided at ground level and roof level, and there would be more bulky building design. Please see the revised Ground Floor Plan, Roof Floor Plan and Section Plan of Alternative Scheme at **Appendix 2**; and
- (c) the greenery area of the alternative scheme without basement (about 64.127m²), which is 67.06% less than the greenery area of the proposed scheme (about 194.648m²). Please see the Comparison Table Greenery Area at **Appendix 3**.

Furthermore, a revised Landscape Proposal is provided at **Appendix 4**. 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

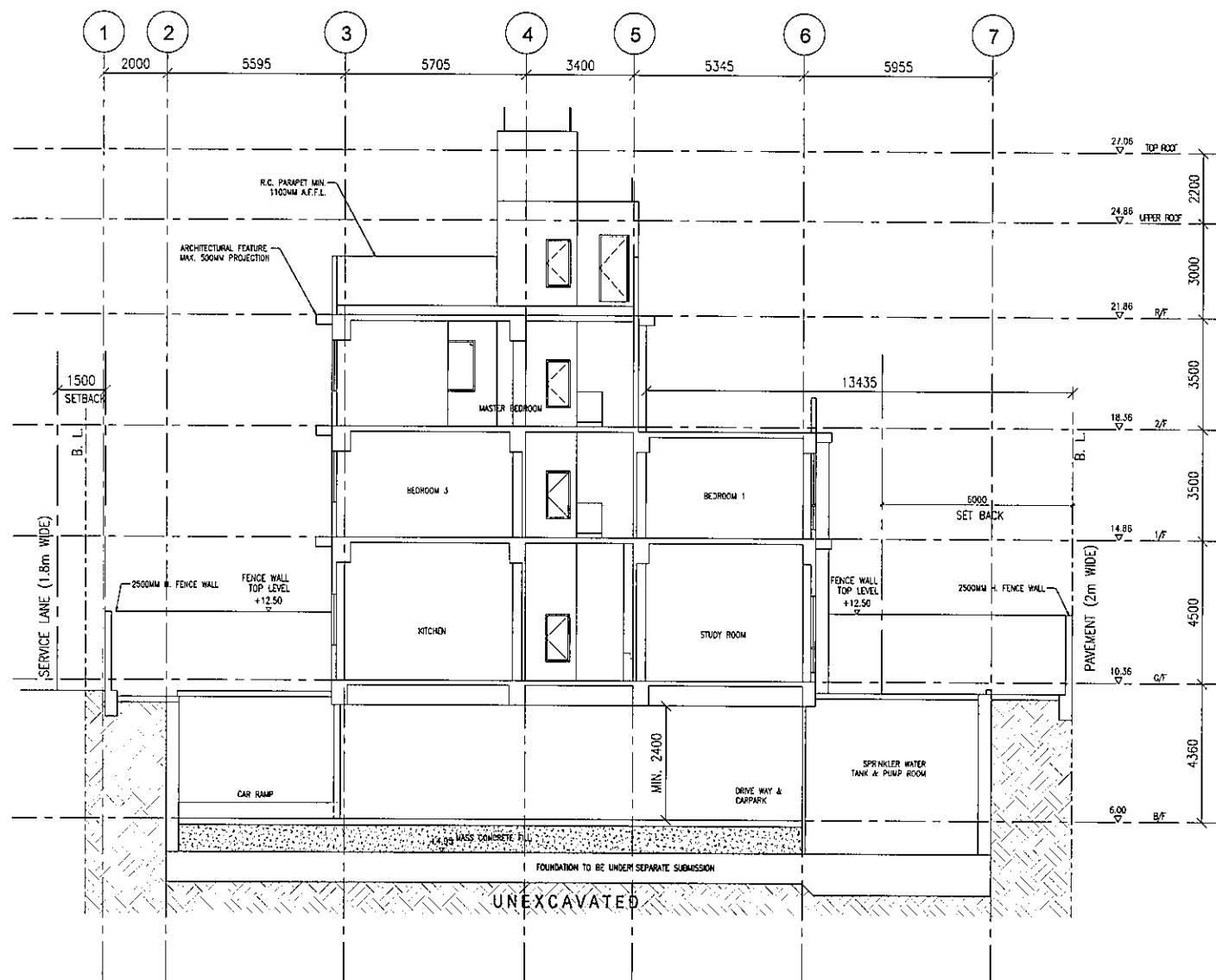

Anson Lee
Encl.
RK/AL

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

Email)

Appendix 1

Revised Section Plan of the Proposed Layout Plan



SECTION 1-1
SCALE: 1:200 @A3

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

SECTION AND CALCULATION

DATE	SCALE
13 MAR 2025	AS SHOWN

DRAWN	CHECKED
BW	ML

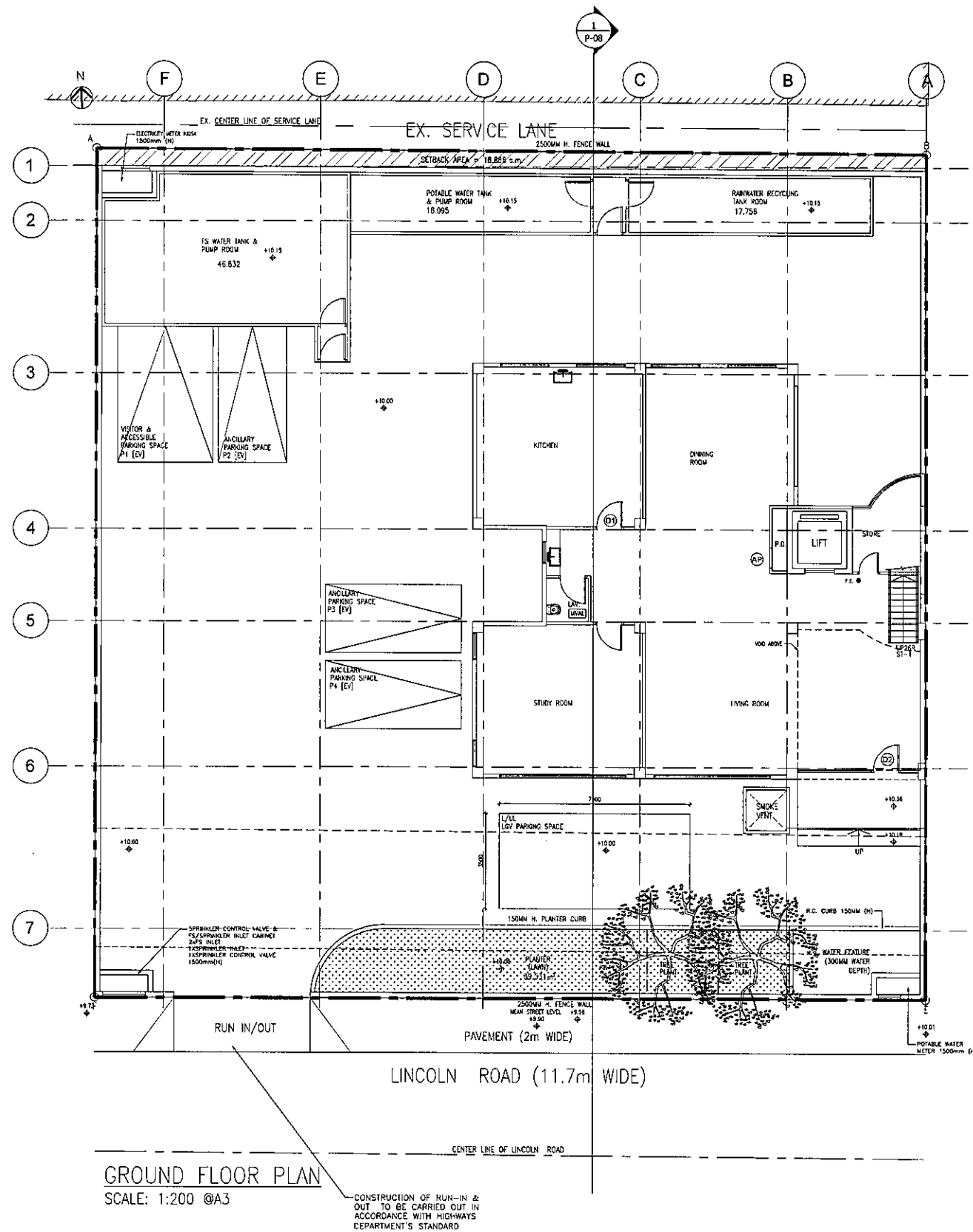
DWG. NO.	REV.
P-08	A

NOTE

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THIS DRAWING(S) ARE AND WILL FOREVER
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Appendix 2

Revised Ground Floor, Roof Floor Plan and Section Plan of Alternative Scheme



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

BD REF. FSD REF.

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DRAWING TITLE

GROUND FLOOR

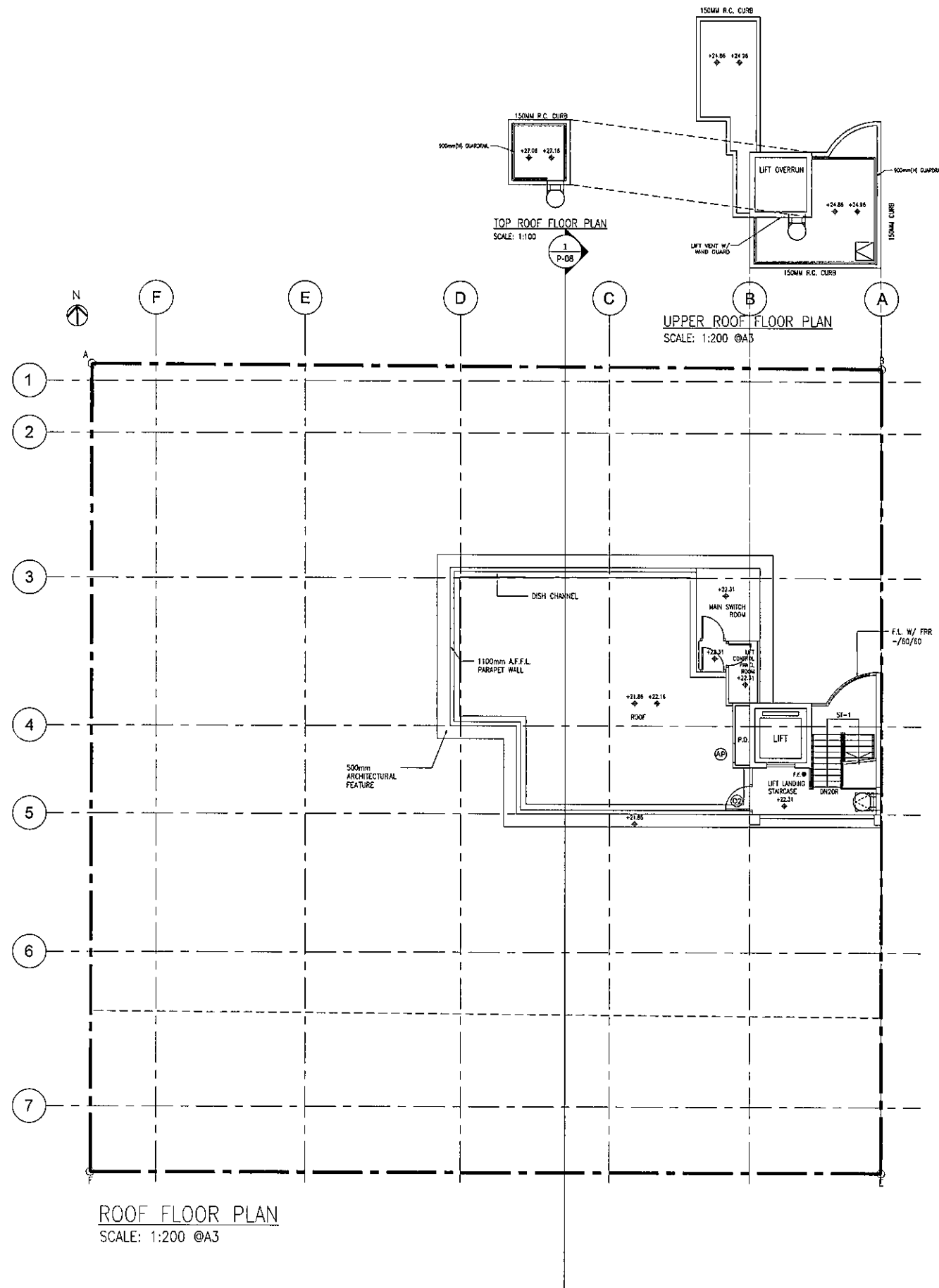
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DRAWN	CHECKED
BW	ML

DWG. NO.	REV.
P-04	A

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ROOF FLOOR PLAN
SCALE: 1:200 @A3

UPPER ROOF FLOOR PLAN
SCALE: 1:200 @A3

TOP ROOF FLOOR PLAN
SCALE: 1:100

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

BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

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Authorized Person AP(S)1/16

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PROPOSED RESIDENTIAL DEVELOPMENT AT
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(N.K.I.L. 714)

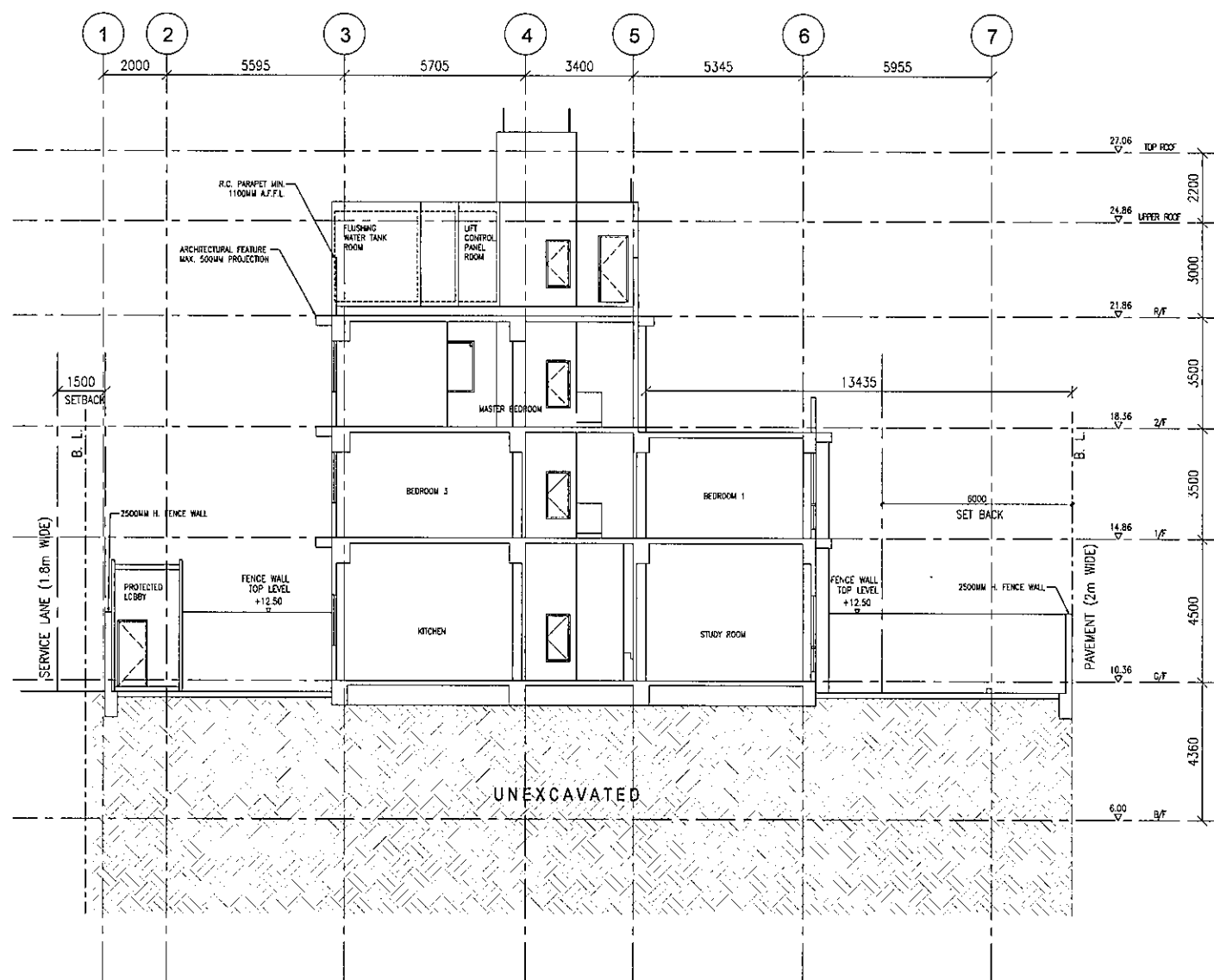
DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
P-07	A

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SECTION 1-1
SCALE: 1:200 @A3

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

BD REF. FSD REF.

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CLIENT(S)

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Authorized Person AP(S)11/16

STRUCTURAL ENGINEER

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KOWLOON
(N.K.L.L. 714)

DRAWING TITLE

SECTION AND CALCULATION

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Appendix 3

Comparison Table of Greenery Area

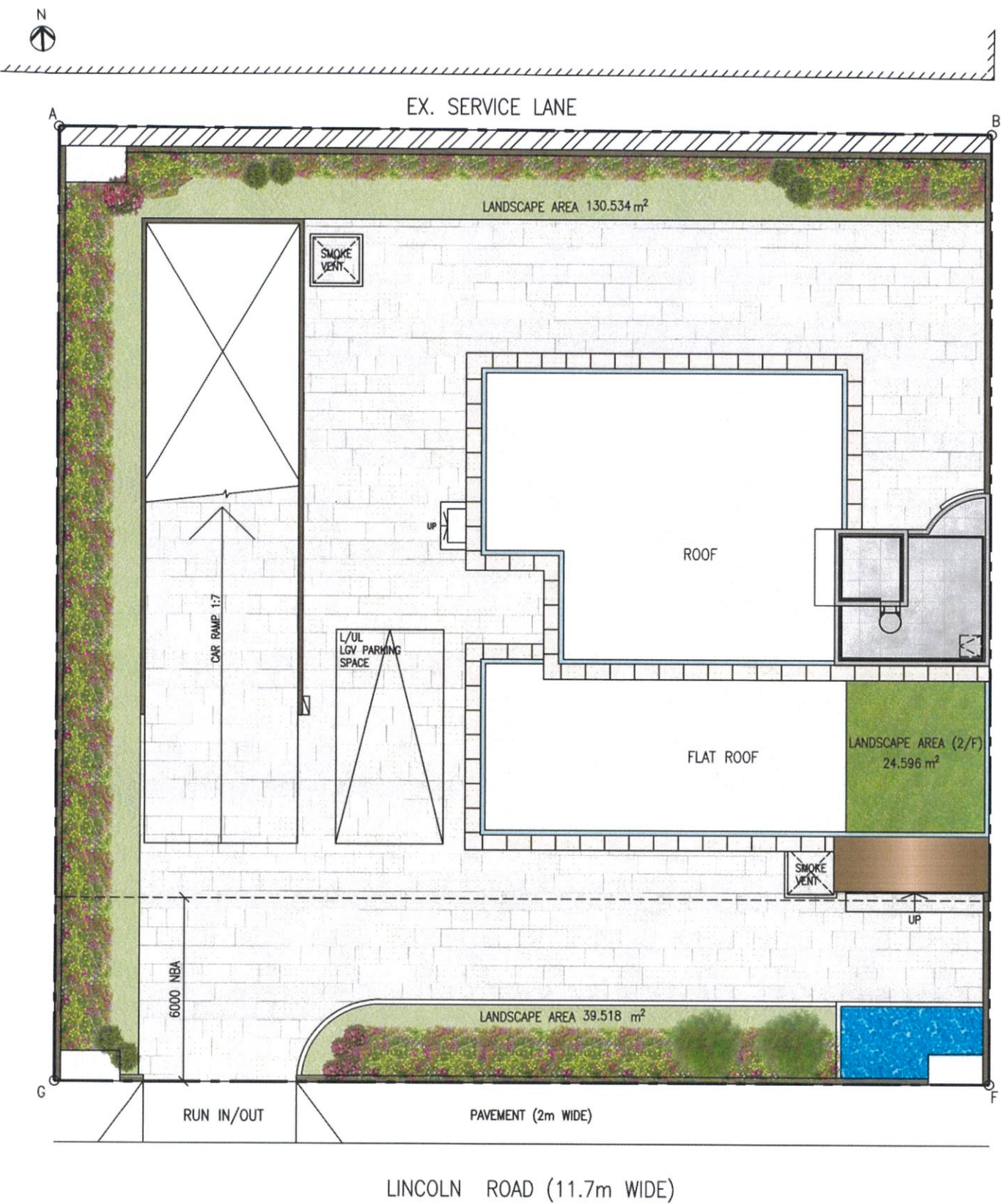
Comparison Table of Greenery Area

Landscape Area	Proposed Scheme (a)	Alternative Scheme (b)	Difference (b) – (a)	
				%
Ground Floor	170.052	39.531	-130.521	-76.75%
Second Floor	24.596	24.596	0	-
Total	194.648	64.127	-130.521	-67.06%

Note: The water feature of about 9.521m² on G/F is not counted as greenery area.

Appendix 4

Revised Landscape Proposal



Master Landscape Plan

Trees						
Botanical Name	Chinese Name	DBH (mm)	Height(m)	Spread(m)	Live Crown Ratio	Spacing (mm)
Terminalia mantaly	小葉欖仁	90mm	4.5	4	40%	4000


Schrubs & Ground Covers			
Botanical Name	Chinese Name	Height(mm) x Spread(mm)	Spacing (mm)
Bougainvillea sp 'mary palmer'	雙色(鴛鴦)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

 Schrubs

 Schrubs

Feature Tree



Terminalia mantaly 小葉欖仁

Planting Photos

Schrubs & Ground Covers



Duranta erecta
金連翹



Ficus microcarpa 'Golden Leaves'
黃金榕



Rhododendron simsii 杜鵑



Lxora coccinea 黃花龍船花



Duranta Repens 'variegata'
花葉假連翹



Bougainvillea sp 'mary palmer'
雙色(鴛鴦)三角梅



Hibiscus rosa-sinensis 朱槿