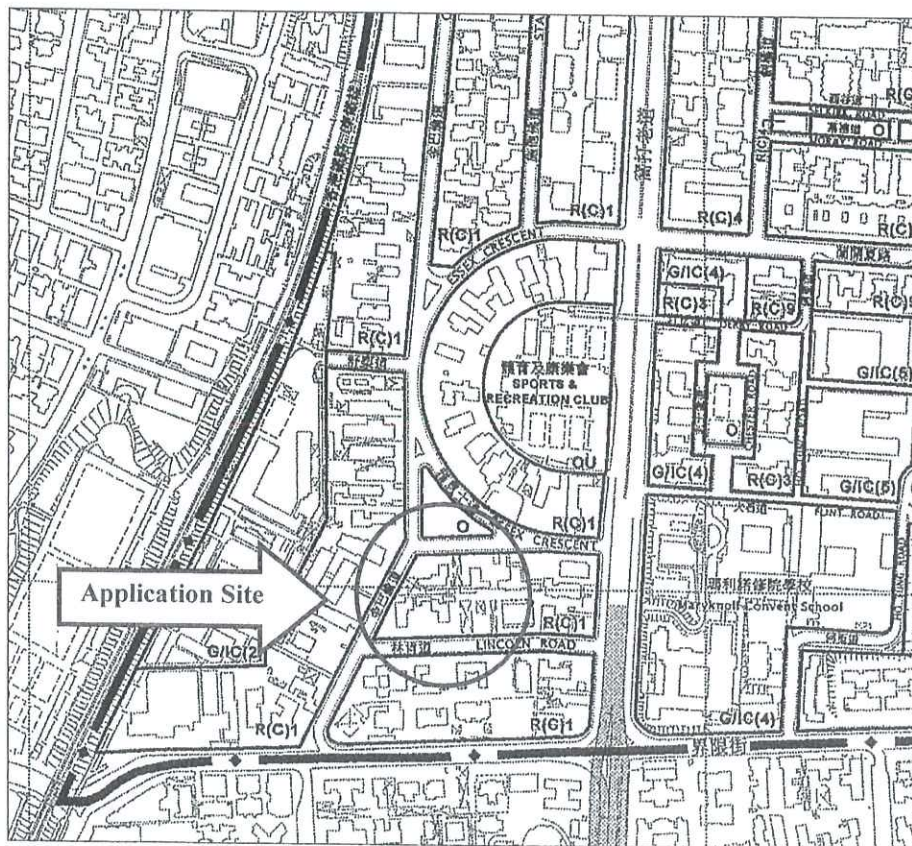


**Planning Application
under Section 16 of the
Town Planning Ordinance (Cap.131)**

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

PLANNING STATEMENT



Prepared by

LANBASE Surveyors Ltd.

March 2025

EXECUTIVE SUMMARY

This planning statement is prepared in support of a S16 planning application for a minor relaxation of building height restriction for residential house development at No. 5 Lincoln Road (NKIL 714) in Kowloon Tong, Kowloon.

The Application Site (“the Site”) has a site area of about 948.25m². It directly abuts Lincoln Road at its south, and located about 250m to the east of Fa Hui Park.

The Site falls within an area zoned “Residential (Group C)(1)” (“R(C)1”) on the Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21 dated 15.12.2017. “House” use is under Column 1 of the notes for which a planning permission is not required. However, a planning permission is required for minor relaxation of the building height restriction for constructing a car park and an ancillary plant room at basement level.

The subject application is justified on the following grounds: 1) in line with the planning intention of the “R(C)1” zone; 2) compatibility with surrounding land uses; 3) existence of planning permissions for similar applications; 4) environmental benefit to the area; 5) no adverse visual impact; and 6) no adverse traffic impact.

行政摘要

本計劃書旨在支持於九龍塘林肯道5號(新九龍內地段714號)的略為放寬建築物高度限制申請，以支援擬議的住宅屋宇發展。

申請地點佔地約948.25平方米。前臨林肯道，距離花墟公園東面約250米。

申請地點位於2017年12月15日刊憲的九龍塘分區大綱核准圖(編號S/K18/21)的「住宅(丙類)(1)」地帶，而「屋宇」用途屬於「住宅(丙類)(1)」地帶第一欄內的用途之一，不需要先向城市規劃委員會作出規劃申請。但略為放寬建築物高度限制，以增設地庫樓層，作停車場及附屬機房用途，則需要先向城市規劃委員會作出規劃申請。

是項申請的理由如下：1) 與「住宅(丙類)(1)」地帶的規劃意向相一致； 2) 與附近的土地用途相配合； 3) 已有獲批准的相類似申請； 4) 為地區帶來環境的好處； 5) 沒有不良的視覺影響；及 6) 沒有不良的交通影響。

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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) is No. 5 Lincoln Road (New Kowloon Inland Lot No. 714) (“NKIL 714”) in Kowloon Tong, Kowloon directly abutting Lincoln Road at its south, and located about 250m to the east of Fa Hui Park.
- 1.2 The Applicant, which is also the registered owner, Pinnacle Management (Hong Kong) Limited intends to apply for a minor relaxation of building height restriction to allow 1 storey at basement for 2 car parking spaces and an ancillary plant room in a residential house development at the Site. In accordance with the Notes of the Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21 dated 15 December 2017, “House” use is under Column 1 of the notes for which a planning permission is not required. However, a planning permission is required for minor relaxation of the building height restriction for constructing a car park and an ancillary plant room at basement level. Please refer to an extract of the OZP and the Notes at **Appendix 1**.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited to act on its behalf to submit a planning application for a “Minor Relaxation of Building Height Restriction” at the Site under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. APPLICATION SITE

2.1 Subject Site

The Site is located at No. 5 Lincoln Road (New Kowloon Inland Lot No. 714) (“NKIL 714”) in Kowloon Tong, Kowloon directly abutting Lincoln Road at its south. It has a site area of about 948.25m². Please refer to Location Plan at **Appendix 2** and Lot Index Plan at **Appendix 3**.

2.2 Site Condition

One building is erected on the Site. Please refer to Site Photos at **Appendix 5** for reference.

2.3 Lease Particulars

The lease of NKIL 714 commenced on 1 July 1898 for 75 years renewable for 24 years and will expire on 30 June 2047. The lot is subject to the following lease restrictions:

- (i) one messuage or dwelling house;
- (ii) not to erect any other messuage or dwelling house;
- (iii) front and range clause; and
- (iv) standard offensive trade clause.

3. LOCALITY AND ACCESSIBILITY

- 3.1 The Site directly abuts Lincoln Road at its south, and located about 250m to the east of Fa Hui Park.
- 3.2 The Site falls within the area of Kowloon Tong Garden Estate dominated by low-rise and low-density residential development in the surrounding area. There are also some non-residential uses including religious institutions, schools, motels and offices in the vicinity.
- 3.3 The Site is accessible from Lincoln Road. It is well served by public transport facilities including MTR, buses, franchised buses, mini-buses and taxis running in the area.

4. PLANNING CONTEXT

- 4.1 The Site falls within an area zoned “Residential (Group C)(1)” (“R(C)1”) on the Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21 dated 15 December 2017. Please refer to an extract of the plan at **Appendix 1**.
- 4.2 The “R(C)1” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to Board.
- 4.3 The Site falls within the Kowloon Tong Garden Estate, which is subject to maximum plot ratio of 0.6 and maximum building height of 3 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- 4.4 In determining the relevant maximum plot ratio/gross floor area in “R(C)1” zone, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- 4.5 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board on application under Section 16 of the Board.
- 4.6 As stipulated in the Notes of the OZP, “House” use is under Column 1 of the notes for which a planning permission is not required. However, a planning permission is required for minor relaxation of the building height restriction for constructing a car park and an ancillary plant room at basement level.

5. PROPOSED DEVELOPMENT

5.1 Applied Use

It is proposed to apply for a minor relaxation of building height restriction to allow 1 storey of basement for constructing car parking spaces and an ancillary plant room in a residential house development at the Site. The basement floor would have an area of 674.94m² with a headroom of 4.36m accommodating two standard car parking spaces, one disabled visitor car parking space, ancillary plant rooms and water tanks, a 5m wide two-way vehicular driveway, vehicular swept path spaces, and more than 1m wide walking access to the staircases.

5.2 Development Schedule

The layout plans of the proposed house are shown at **Appendix 7**. The proposed development schedule are summarized below:

Table 5.1 Proposed Development Schedule

Site Area	About 948.25m ²
Plot Ratio	Not more than 0.6
Site Coverage	About 23.24%
Gross Floor Area	About 557.02m ²
Building Height (Main Roof)	25.36m 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	Garden / Study Room / Living Room / Dining Room / Kitchen
1/F	Bedrooms
2/F	Bedrooms / Flat Roof
R/F	Flat Roof

Provision of Internal Transport Facilities	
Car Parking Spaces (at Basement Level)	
- Private Car Parking Space	2 (2.5m x 5m)
- Accessible Visitor Car Parking Space	1 (3.5m x 5m)

6. JUSTIFICATIONS

6.1 In Line with the Planning Intention of the “R(C)1” Zone

The planning intention of the subject “R(C)1” zone is primarily for low-rise, low-density residential developments. As stipulated in the OZP Notes, based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction for an additional basement storey for car parking and plant room use on top of the three storey residential development on the subject zone may be allowed by the Town Planning Board. Furthermore, the application with a basement car park would not change the residential nature of the Site and the stepped building height profile in the Kowloon Tong Garden Estate. Therefore, the proposed development is in line with the planning intention of the subject zone.

6.2 Compatibility with the Surrounding Development

The Site is located in the Kowloon Tong Garden Estate dominated by low-rise and low-density residential development. Although there some non-residential uses including religious institutions, schools, motels and offices mixed with the residential uses in the vicinity, most of the developments are restricted to 2 to 3 storeys in height. Therefore, the proposed residential development with only 3 storeys above ground and a basement level is considered compatible with the surrounding environment in terms of land uses and building bulk.

6.3 Existence of Planning Permissions for Similar Applications

There were planning applications for minor relaxation of building height restrictions for car parking and/or ancillary plant room approved by the Board in “R(C)1” zone under Kowloon Tong Outline Zoning Plan (OZP). These planning applications are listed in the following table:

	Application	Applied Uses	Location	Approval Date
1	A/K18/233	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Ancillary Plant Room Use in a Proposed Residential Development	4 Somerset Road	13.1.2006

2	A/K18/237	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Ancillary Plant Room Use in a Proposed Residential Development	121 Boundary Street	19.5.2006
3	A/K18/263	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	7 Devon Road	7.8.2009
4	A/K18/275	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	4 Stafford Road	12.11.2010
5	A/K18/276	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	6 Lincoln Road	28.1.2011
6	A/K18/282	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	5 Kent Road	1.4.2011
7	A/K18/283	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	8 York Road	15.4.2011
8	A/K18/285	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	7 Kent Road	5.8.2011
9	A/K18/286	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Six Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	3 Kent Road	5.8.2011

10	A/K18/296	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed Residential Development	1 Somerset Road	8.2.2013
11	A/K18/306	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Use in a Proposed House Development	1 Somerset Road	8.11.2013
12	A/K18/307	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Two Car Parking Spaces and Ancillary Plant Room Uses	6 Devon Road	7.3.2014
13	A/K18/326	Proposed minor relaxation of Plot Ratio restriction from 0.6 to 0.6862 and minor relaxation of Building Height restriction from 3 to 4 storeys to allow for one storey of basement for two car parking spaces and ancillary plant room use for the permitted house development	147 Waterloo Road	3.8.2018
14	A.K18/331	Proposed minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for two car parking spaces and ancillary plant room for the permitted house development	7 Lincoln Road	13.9.2019
15	A//K18/342	Proposed Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	14 Kent Road	4.3.2022

Given that similar planning applications were approved under “R(C)1” zone in Kowloon Tong, the subject application would not set an undesirable precedent in the area.

6.4 Environmental Benefit to the Area

6.4.1 Placing the proposed car parking spaces and an ancillary plant rooms at the basement level can reduce the building bulk and provide more open spaces at ground level for gardening and landscaping purposes, which would definitely improve air ventilation and amenity in the area. This does not only help increase

the greenery area within the residential site, but also further improve micro-climate in the neighbourhood as well as the streetscape in the surrounding environment within the Kowloon Tong Garden Estate. Furthermore, separating the internal vehicular traffic from the pedestrian traffic by placing the car parking spaces at basement level would reduce traffic noise thus improve the living environment in the area.

- 6.4.2 There is no odorous nor gaseous emission from the proposed ancillary plant room at basement level. Relevant air pollution mitigation measures will be provided.
- 6.4.3 Make up fan room and exhaust fan room would also be provided at basement level for air ventilation under EPD's requirement. The exhaust air will be discharged to the atmosphere in such a manner and at such a location as not to cause nuisance to occupants in the building or of neighbouring buildings, or to the public.
- 6.4.4 Relevant dust control measures stipulated in the Air Pollution Control (Construction Dust) Regulation shall be implemented to minimize dust emissions during construction phase.

6.5 No Adverse Visual Impact

Although the planning application involves a minor relaxation of building height, the building height above ground remains not exceeding 3 storeys. This is compatible with the surrounding residential development in the area. With additional open landscaped area at ground level, no adverse visual impact is anticipated.

6.6 No Adverse Traffic Impact

- 6.6.1 Two private car parking spaces and one accessible visitor car parking space are provided in the proposed development. In addition, adequate maneuvering space will be provided at the basement so that no queuing or reversing motion will happen on street.
- 6.6.2 Due to the site constraint and development layout plan arrangement (i.e. headroom and manoeuvrability), it is impractical to provide neither HGV, MGV nor LGV parking provision within the development. Considered that the development is a

single-family residential unit, the demand for HGV, MGV or LGV is negligible and the vehicle larger than private cars shall be arriving upon arrangement (e.g. specific time and good estimation of staying time). Nevertheless, it is possible to arrange a temporary loading/unloading space about 3.5m(w) x 7m(L) within the site for the required loading/unloading activities of LGVs and the Applicant will make suitable arrangement to ensure the loading/unloading activities will not obstruct the public footpath and carriageway.

- 6.6.3 Therefore, the proposed minor relaxation would not impose any adverse traffic impact to the surrounding road network.

7. CONCLUSION

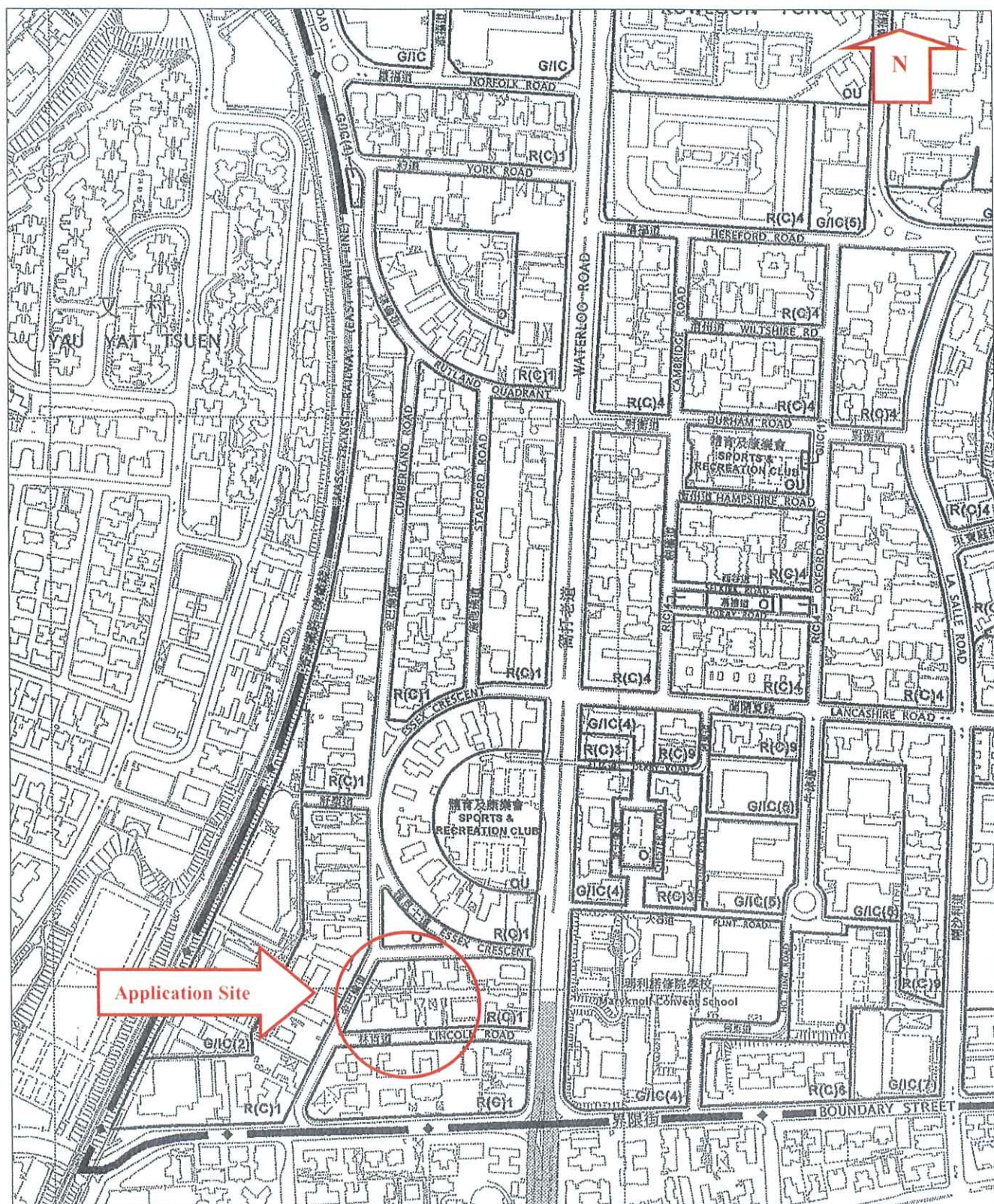
- 7.1 This planning application is to seek planning permission under Section 16 of Town Planning Ordinance for a minor relaxation of building height restriction to allow 1 storey at basement for car parking spaces and ancillary plant rooms in a residential house development at No. 5 Lincoln Road (NKIL 714) in Kowloon Tong, Kowloon.
- 7.2 The application is justified for the following reasons:
- in line with the planning intention of the “R(C)1” zone;
 - compatibility with surrounding development;
 - existence of planning permissions for similar applications;
 - environmental benefit to the area;
 - no adverse visual impact; and
 - no adverse traffic impact.

In view of the above, it is sincerely hoped that the Town Planning Board would give favourable consideration to this application.

-END-

APPENDIX 1

**Extract of Approved Kowloon Tong Outline Zoning Plan No.
S/K18/21 dated 15 December 2017 and the Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Broadcasting, Television and/or Film Studio Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low to medium-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio/gross floor area and building height specified below, or the plot ratio/gross floor area and height of the existing building, whichever is the greater.

Sub-area	Maximum Plot Ratio/ Gross Floor Area	Maximum Number of Storeys/Building Height
R(C)1	0.6	3 storeys
R(C)3	1.65	10.67m
R(C)4	1.8	11.58m
R(C)5	2.1	8 storeys
R(C)6	3.0	13 storeys
R(C)7	1.65	5 storeys
R(C)8	72,480m ²	12 storeys or 120 metres above Principal Datum (including roof structures) with a "stepped height" building profile
R(C)9	3.0	8 storeys
R(C)10	3.0	10 storeys
R(C)11	3.6	160 metres above Principal Datum

- (2) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

- (3) On land designated "R(C)1", based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

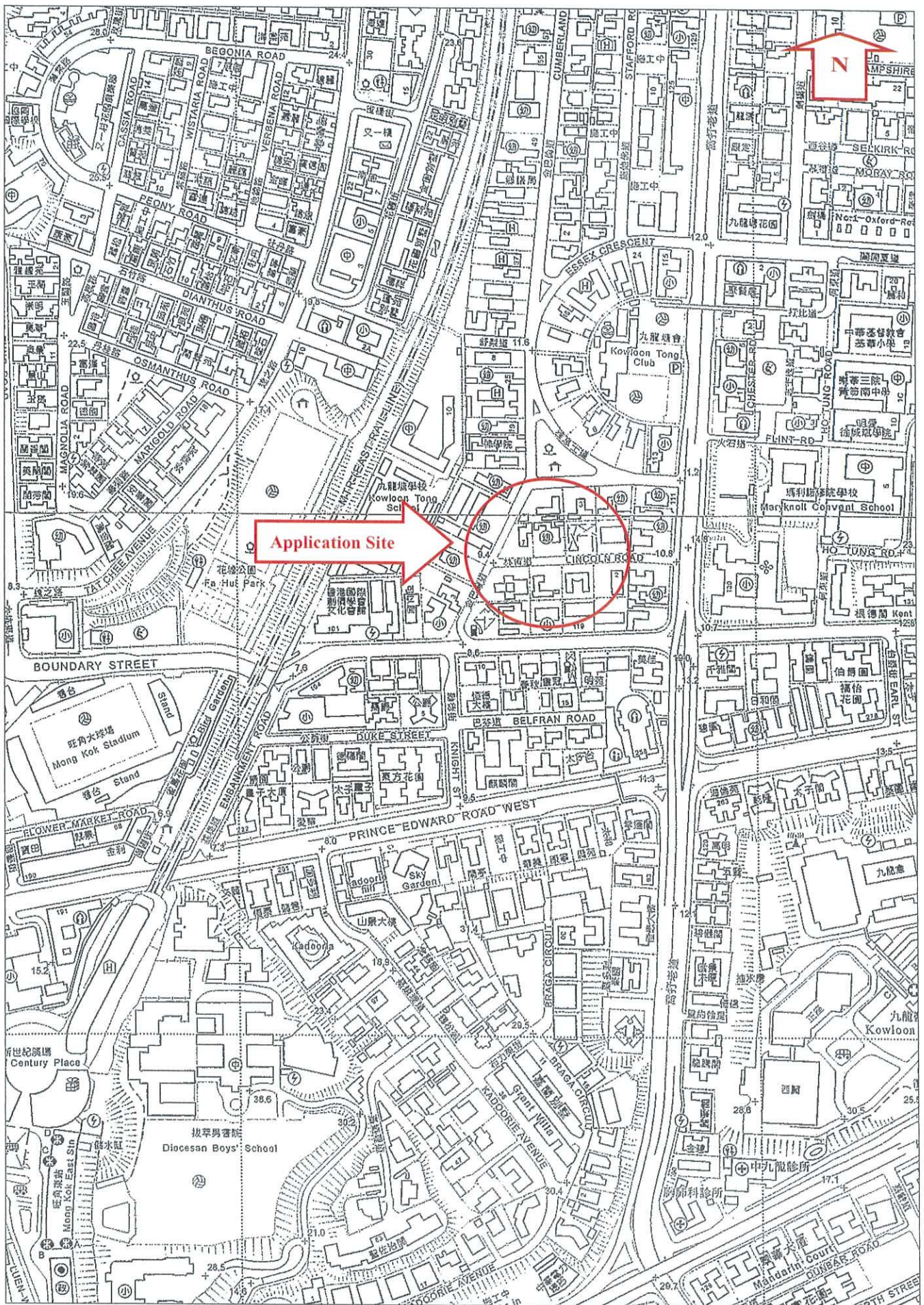
RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (4) On land designated "R(C)6", "R(C)9" and "R(C)10", in determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (5) On land designated "R(C)5", "R(C)6", "R(C)7", "R(C)9", "R(C)10" and "R(C)11", based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPENDIX 2

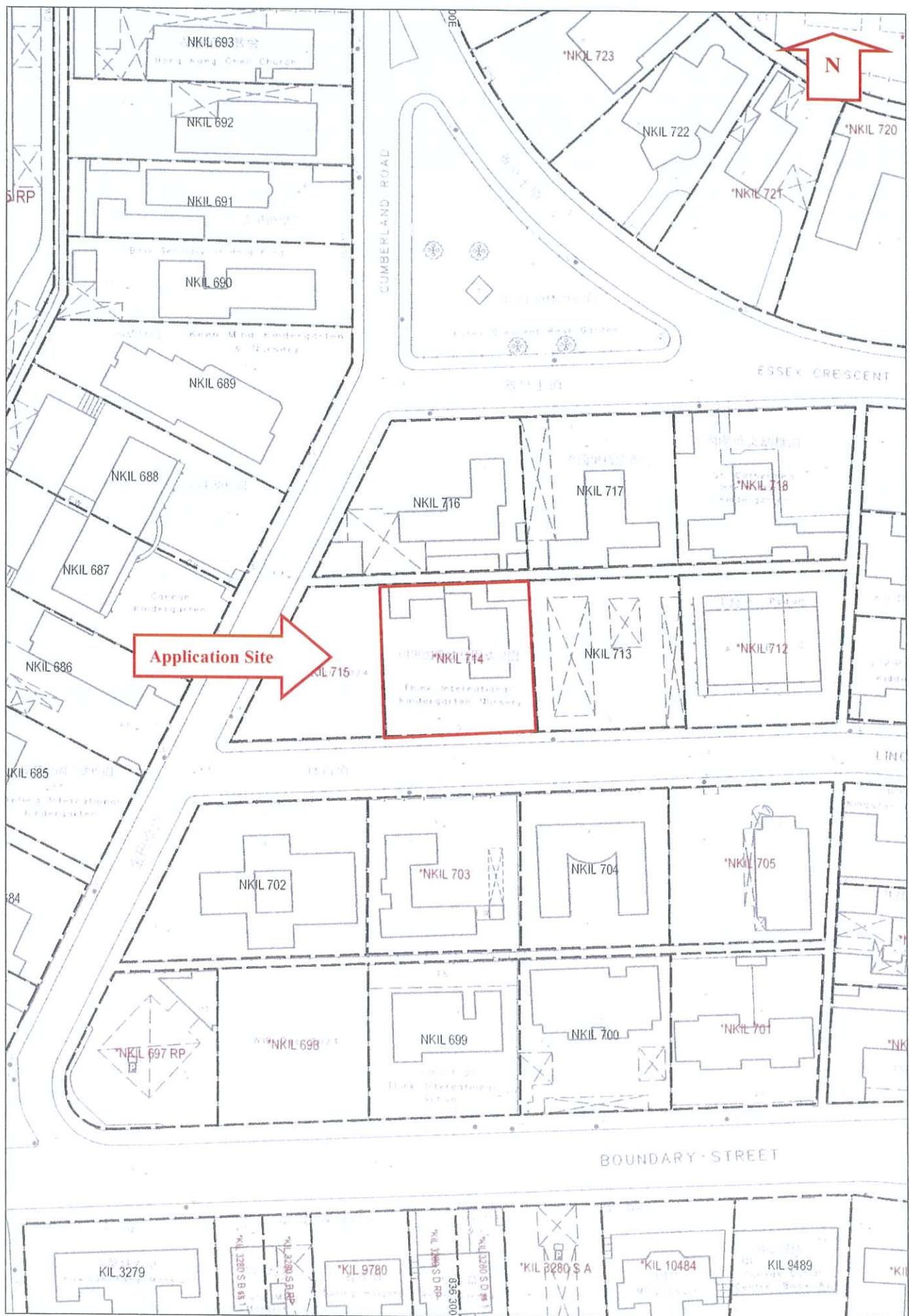
Location Plan



For Identification Only

APPENDIX 3

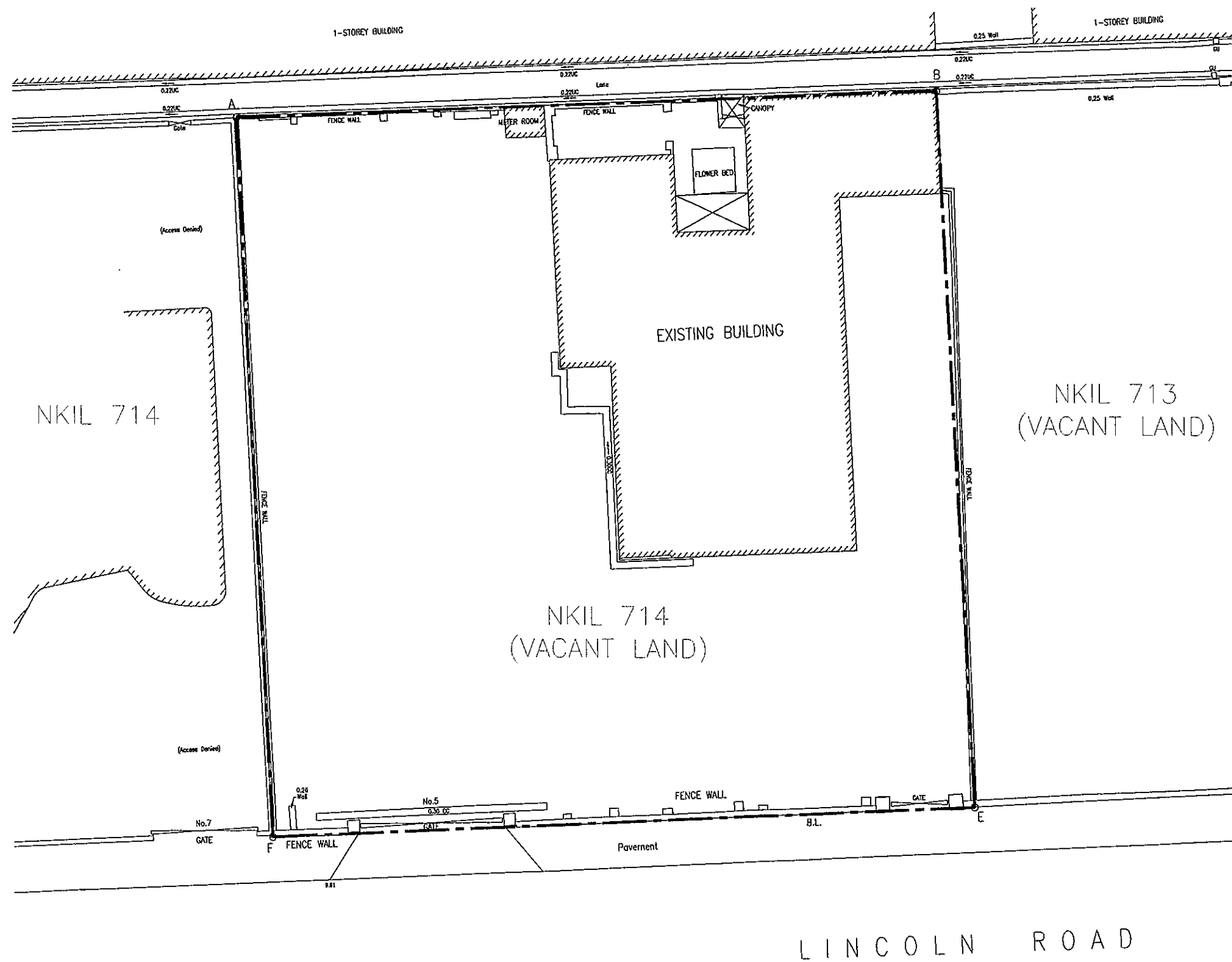
Lot Index Plan



For Identification Only

APPENDIX 4

Proposed Layout Plans



BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
M.H.K.S. R.P.S.(S)
Authorized Person AP(S)/1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KWOLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

EXISTING TREE PLAN

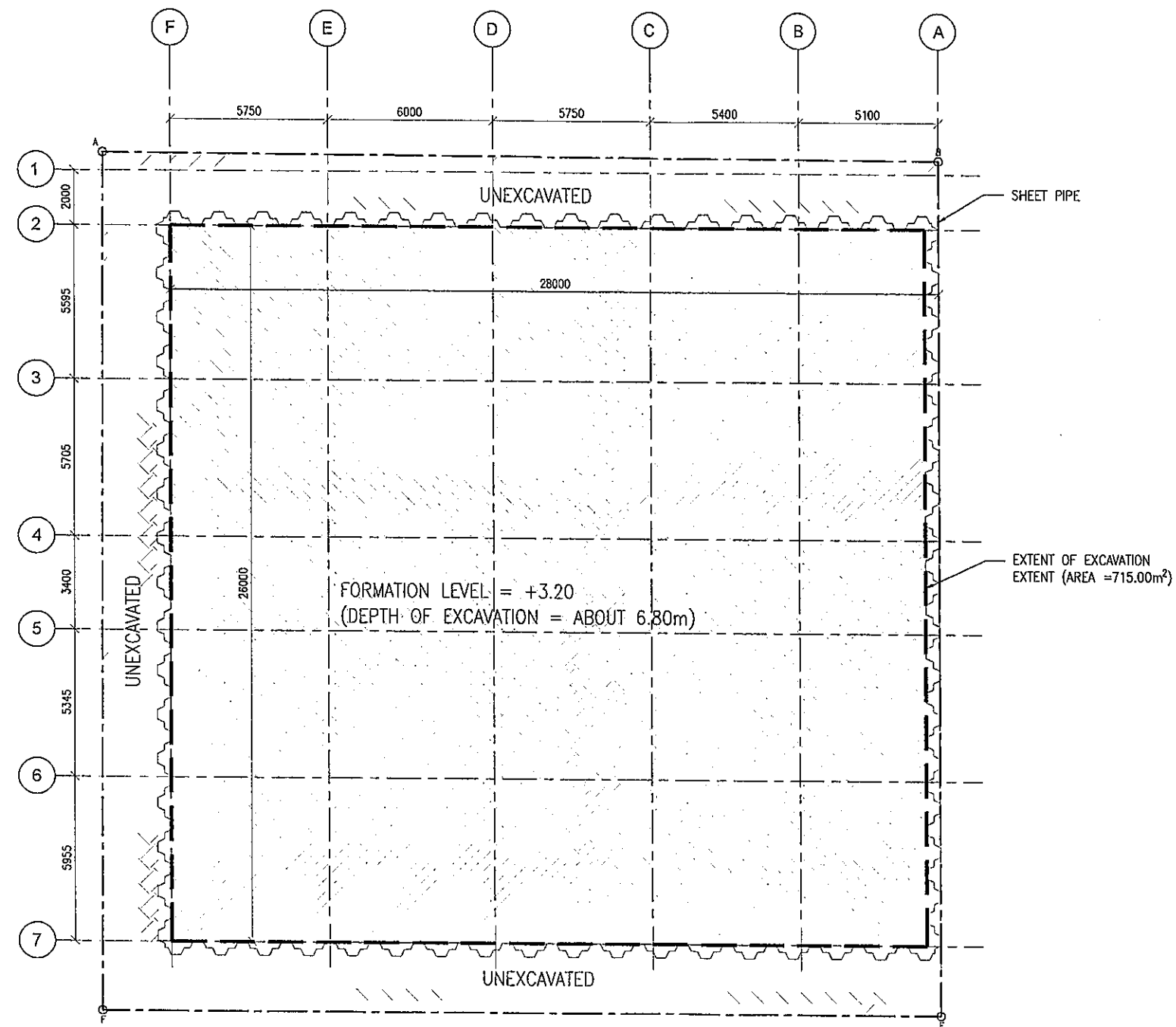
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NOTE

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PLAN FOR EXCAVATION EXTENT
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

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MPhil, RPS(ES)
Authorized Person AP(S) 1116
STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 713)

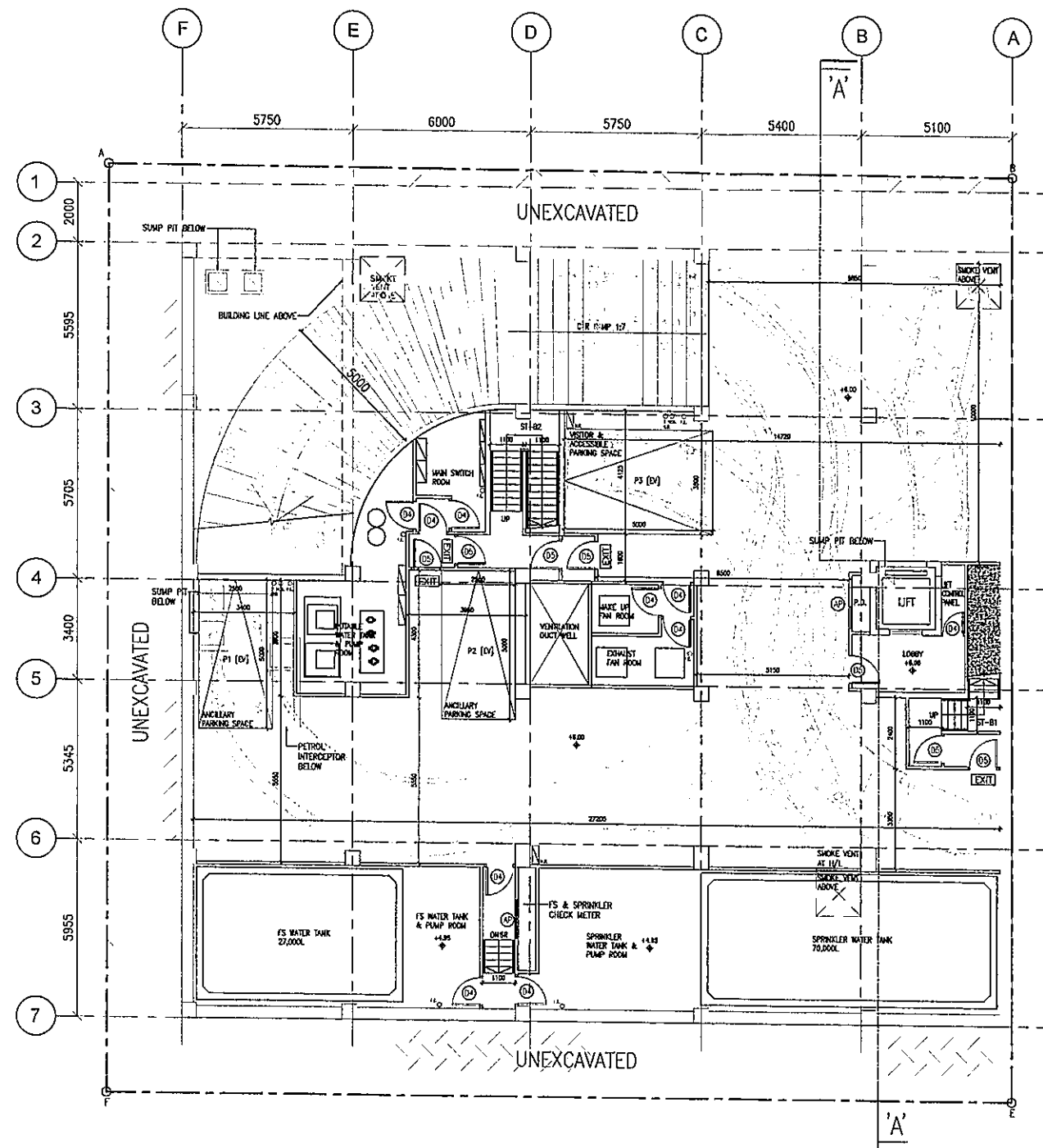
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BASEMENT FLOOR PLAN
SCALE: 1:100

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

BD REF. FSD REF.

REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHK(S), RPS(S)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

BASEMENT FLOOR PLAN

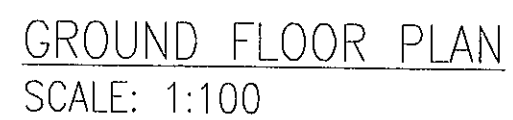
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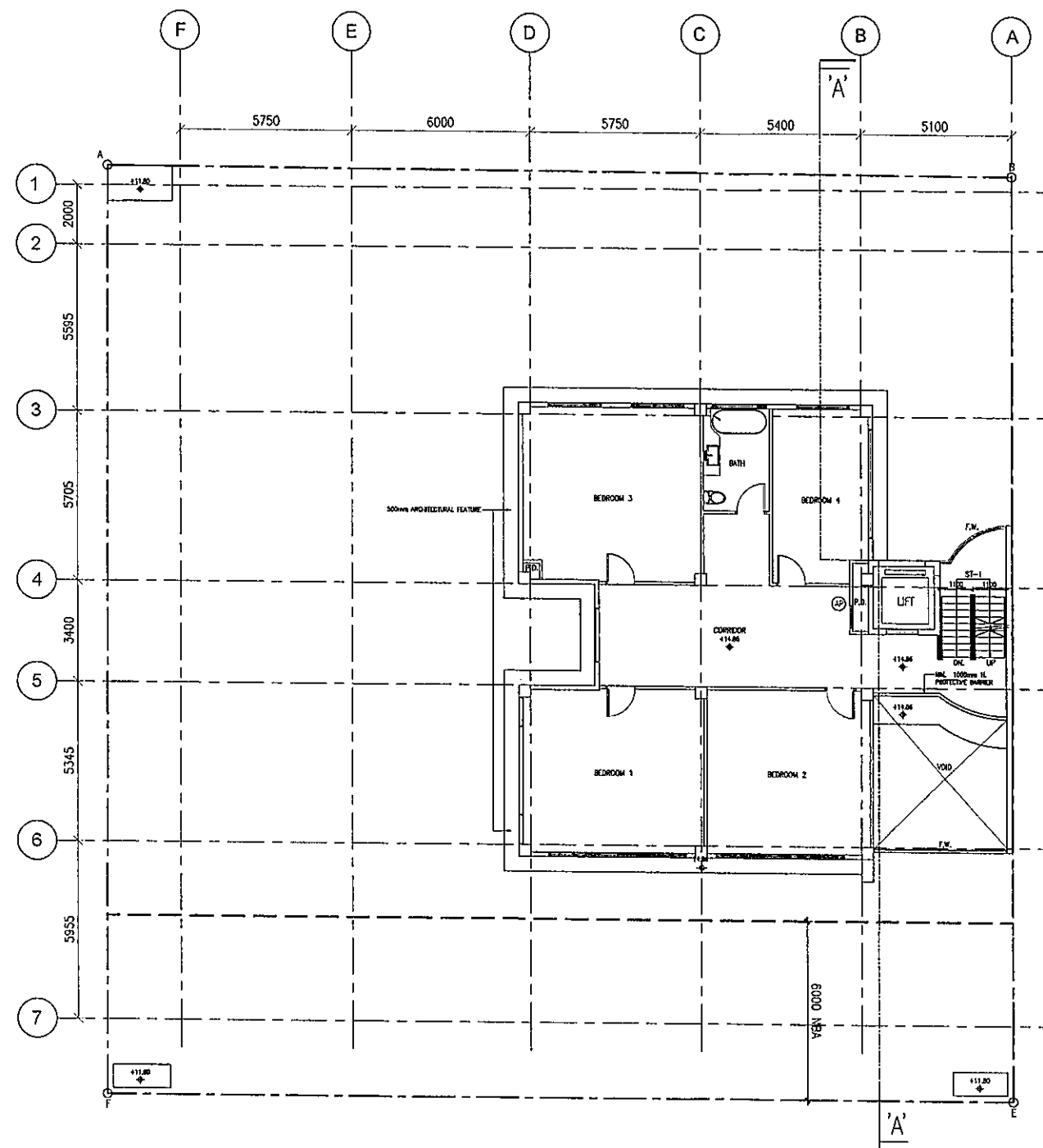
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FIRST FLOOR PLAN
SCALE: 1:100

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

BD REF. FSD REF.

REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHS WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.L. 713)

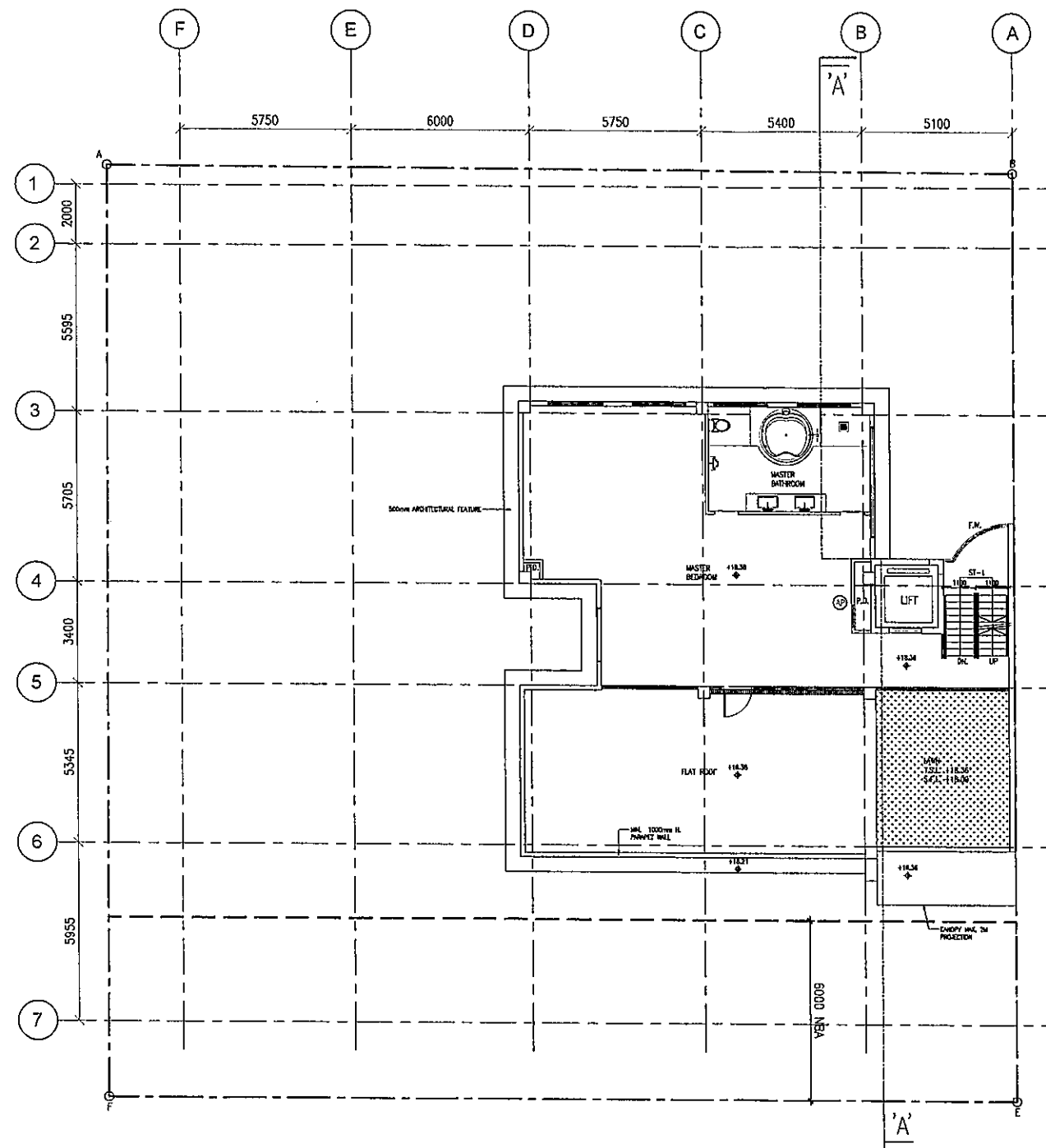
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FIRST FLOOR PLAN

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DWG. NO.	REV.
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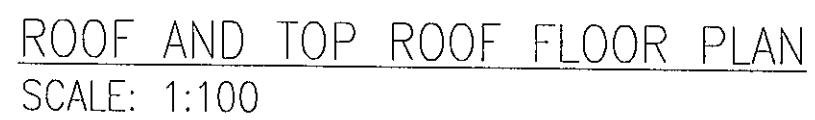
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ITS AFFILIATIONS.



SECOND 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	
CLIENT(S)			
AUTHORIZED PERSON			
SO CHI WANG MHKIS, RPS(ES) Authorized Person AP(S)1/16			
STRUCTURAL ENGINEER			
PROJECT TITLE			
PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWLOON TONG, KOWLOON (N.K.I.L. 713)			
DRAWING TITLE			
SECOND FLOOR PLAN			
DATE	SCALE		
13 MAR 2025	AS SHOWN		
DRAWN	CHECKED		
BW	ML		
DWG. NO.	REV.		
P-06	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.			



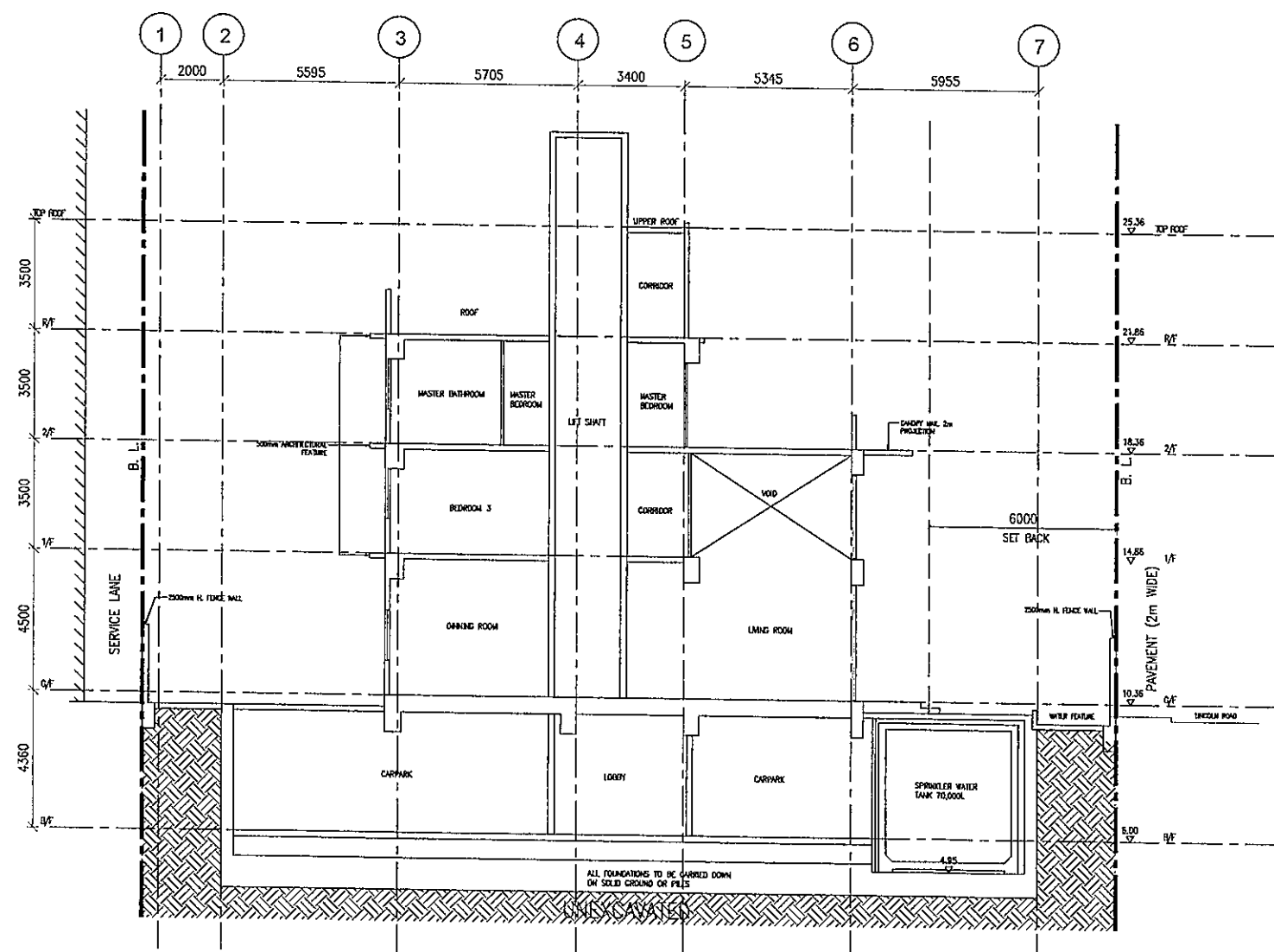
FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

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

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DETAILS ON SITE. DO NOT ATTEMPT TO
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SITE COVERAGE AND PLOT RATIO CALCULATION	
SITE AREA	= LOT AREA
CLASS OF SITE	= 948.25m ²
BUILDING HEIGHT	= A
	= ROOF LEVEL - GROUND FLOOR LEVEL
	= 21.06 - 10
	= 11.06m
PROPOSED PLOT RATIO	= 557.02 / 948.25
	= 0.587 < 3.3
GROUND FLOOR	= 206.93m ²
FIRST FLOOR	= 221.73m ²
SECOND FLOOR	= 126.36m ²
ROOF	= -
TOTAL GFA	= 557.02m ²
PERMITTED SITE COVERAGE	= 66.6%
PROPOSED SITE COVERAGE	= 220.39 / 948.25
	= 23.24% (PRO) < 66.6% (PER)

AREA OF GFA CONCESSION	
BASEMENT:	
1. CARPARK AREA	= 433.50 m ²
2. ESSENTIAL PLANTS	= 195.12 m ²
3. INDEPENDENT STAIRCASES	= 28.92 m ²
4. LIFT SHAFT, SHOWER LOBBY, PIPE DUCT & LIFT CONTROL PANEL	= 17.61 m ²
TOTAL BASEMENT AREA	= 675.15 m ²
G/F:	
1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT	= 13.46 m ²
2. F.S.L. ELECTRICITY METER ROOM & POTABLE WATER METER	= 6.68 m ²
1/F:	
1. VOID	= 21.97m ²
TOTAL	= 42.11m ²



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

BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2022

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
M4/15, RPS(BS)
Authorized Person AP(S) 1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.L.L. 713)

DRAWING TITLE

CALCULATION & SECTION A-A

DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED
BW ML
DWG. NO. REV.
P-08 A

NOTE

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APPENDIX 5

Site Photos

Site Photos

Application Site

