

Our Ref.: KW/TPN/2639A/L03

17 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 to Construct a Car Park and an
Ancillary Plant Room at Basement Level for Permitted Residential Development
at No. 3 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 713)
(Planning Application No. A/K18/350)**

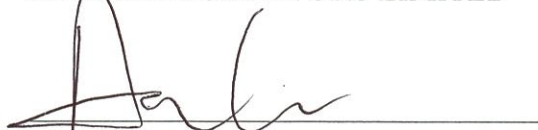
We refer to the captioned planning application.

We submit herewith a set of replacement pages of the Application Form and "Response-to-Comments" in responding to the government departmental comment for the captioned planning application.

In order to making response to government departmental comments, the Proposed Layout Plans together with the Development Schedule has been revised, as shown at **Appendix 1**.

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



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



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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

COLUMN INVESTMENT GROUP (HONG KONG) LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	NO. 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 713)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 945.28 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 540.35 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input checked="" type="checkbox"/> About 約

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 .3..... storeys 層 to 至4..... storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION TO CONSTRUCT A CAR PARK AND AN ANCILLARY PLANT ROOM AT BASEMENT LEVEL FOR PERMITTED RESIDENTIAL DEVELOPMENT

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 540.35 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | Not more than 0.6 | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 24.24 % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 4 storeys 層 | |
| | <input checked="" type="checkbox"/> include 包括 1 storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 21.86 mPD 米(主水平基準上) | <input checked="" type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☒ Domestic part 住用部分GFA 總樓面面積 ..540.35..... sq. m 平方米 ☒ About 約

number of Units 單位數目1.....

average unit size 單位平均面積 ..540.35.....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 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ 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 /.....
.....	.....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

...U/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)

5/2029

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)) LINCOLN ROAD <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 3 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 1
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 1 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)

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的话，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<input type="checkbox"/> Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	<input checked="" type="checkbox"/> No 否	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	<input checked="" type="checkbox"/> Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....689.165 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 6.8.....m 米 <input checked="" type="checkbox"/> About 約 PLEASE REFER TO DWG. NO. P-02 OF APPENDIX 4 OF PLANNING STATEMENT
	<input type="checkbox"/> No 否	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<div style="display: flex; justify-content: space-between;"> <div>On environment 對環境</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On traffic 對交通</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On water supply 對供水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On drainage 對排水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On slopes 對斜坡</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Affected by slopes 受斜坡影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Landscape Impact 構成景觀影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Tree Felling 砍伐樹木</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Visual Impact 構成視覺影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <hr/> <div>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)</div>	

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	NO. 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 713)		
Site area 地盤面積	945.28	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	APPROVED KOWLOON TONG OUTLINE ZONING PLAN (OZP) NO. S/K18/21		
Zoning 地帶	"RESIDENTIAL (GROUP C)(1)"		
Applied use/ development 申請用途／發展	MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION TO CONSTRUCT A CAR PARK AND AN ANCILLARY PLANT ROOM AT BASEMENT LEVEL FOR PERMITTED RESIDENTIAL DEVELOPMENT		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	540.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.6 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	24.24		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(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>DPO/Kln, Planning Department (PlanD)</u>	
1.	It is noted that the basement size is 715m ² , which is equivalent to about 76% of the site area and about 134% of the proposed GFA, please justify and demonstrate the scale of proposed basement is not excessive.	<p>In order to meet the Commissioner of Transport's requirement, 1 no. of additional PC parking space at basement level and 1 no. of LGV L/UL bay is provided at G/F. In addition, the proposed facilities are essential to the proposed house based on the functional, building services, geotechnical and structural design requirements.</p> <p>Nevertheless, the proposed basement area is reduced from 715m² to 689.165m² for minimizing the basement size to accommodate 282.279m² of car parking spaces and manoeuvring spaces, 241.867m² of ancillary plant rooms, 129.819m² of ramp, 33.9m² lift and circulation space and 1.3m² of pipe duct.</p>
2.	Please clarify and confirm if the proposed basement structure would limit the at-grade planting area.	Please note that the proposed basement will not limit the area for at-grade planting. The area immediately above the basement would be occupied by the building footprint while the remaining area would be a large lawn area with soil depth of about 600mm. Hence, the basement will not affect the area for at-grade planting.
3.	It is mentioned in paragraph 6.5 of planning statement that open landscaped area will be provided at ground level, however, no detailed information about the proposed open landscaped area was included in the planning statement. Please elaborate. Please also provide a landscape design proposal clearly demonstrate the landscape treatment and greenery ratio	Please note that there would be about 20% greenery ratio (about 193.461m ²) provided in the proposed development. Please see the Landscape Proposal at Appendix 3 .

	for our assessment.	
4.	<p>It is noted from paragraph 6.4 of planning statement that “Placing the proposed car parking spaces and 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”. Please elaborate how the proposed relaxation of BHR can improve air ventilation and amenity in the area. Please also provide an alternative scheme (with car parks and plant rooms NOT in the basement) to justify the necessity of the proposed basement.</p>	<p>The proposed minor relaxation of BHR can improve air ventilation and amenity in the area due to the followings:</p> <ul style="list-style-type: none"> (a) Building bulk is minimized as far as possible by placing the ancillary plant rooms and car parking spaces at the basement, and allowing the provision of a larger greenery / landscaping area. (b) Set back of 6m from Lincoln Road in accordance with the non-building area (NBA) requirement for streetscape enhancement as stipulated under the Kowloon Tong Outline Development Plan (ODP). (c) Stepped terraced design by setting back 2/F with landscaped flat roof are provided to break down the visual bulk of the proposed development as viewed from pedestrian level, and to allow the provision of curvilinear planter connecting the different floors, which soften the building mass and also enhance the amenity of the development as well as the neighbourhood. (d) Landscaping is proposed at grade with combination of trees, shrubs and ground cover within the site, which will be visible to the public to enhance the amenity of the public realm. <p>Please see the Alternative Scheme (without basement) at Appendix 2 for showing the difference below:</p>

		<p>(a) The landscape area would reduce from 193.461m² to 64.304m².</p> <p>(b) The ancillary plant rooms would have to be provided at roof level and there would be more bulky building design.</p> <p>(c) The car parking spaces and loading/unloading (L/UL) bay for meeting the requirements from the Commissioner for Transport (C for T) and the required maneuvering areas would have to be located at-grade and would occupy major portion of the open area.</p> <p>Nevertheless, the proposed basement area is reduced from 715m² to 689.165m² for minimizing the basement size. The revised proposed basement area is devised based on the functional, building services, geotechnical and structural design requirements of the house.:-</p>
5.	Please provide planning and design merits to justify the proposed relaxation of BHR.	<p>Please see the planning and design merits in response to the assessment criteria as set out in the Explanatory Statement (ES) of the OZP for minor relaxation of BH restriction below:</p> <p><u>Providing Better Streetscape / Good Quality Street Level Public Urban Space</u></p> <ul style="list-style-type: none"> - Building bulk is minimized as far as possible by placing the ancillary plant rooms and car parking spaces and L/UL bay at the basement, and allowing the provision of a larger greenery / landscaping area. - Set back of 6m from Lincoln Road in

		<p>accordance with the non-building area (NBA) requirement for streetscape enhancement as stipulated under the Kowloon Tong Outline Development Plan (ODP).</p> <ul style="list-style-type: none"> - Stepped terraced design by setting back 2/F with landscaped flat roof are provided to break down the visual bulk of the proposed development as viewed from pedestrian level, and to allow the provision of curvilinear planter connecting the different floors, which soften the building mass and also enhance the amenity of the development as well as the neighbourhood. - Landscaping is proposed as grade with combination of trees, shrubs and ground cover within the site, which will be visible to the public to enhance the amenity of the public realm. <p><u>Providing Separation Between Buildings to Enhance Air and Visual Permeability</u></p> <ul style="list-style-type: none"> - Adopting a stepped terraced design by setting back 2/F with landscaped flat roof to break down the visual bulk of the proposed development as viewed from pedestrian level, hence air and visual permeability for pedestrians on Lincoln Road will be improved. <p><u>Innovative Building Design</u></p> <ul style="list-style-type: none"> - An innovative building design with more free-form design approach together with the stepped terrace (setting back 2/F with landscaped flat roof) and adequate greenery, will increase public visual interest to the
--	--	--

		<p>neighbourhood as part of the Kowloon Tong Garden Estate (KTGE).</p> <p><u>Provision of At-grade Planting</u></p> <ul style="list-style-type: none"> - The proposed basement will not limit the area for at-grade planting. The area immediately above the basement would be occupied by the building footprint while the remaining area would be a large lawn area with soil depth of about 600mm. Hence, the basement will not affect the area for at-grade planting. <p><u>Provision of Rainwater Recycling Plant Room</u></p> <ul style="list-style-type: none"> - The proposed development includes a rainwater recycling plant room for compliance with Sustainable Building Design Guidelines.
	<u>Landscape Unit, Planning Department (PlanD)</u>	
1.	Based on the aerial image of GIH in 2024 and street view in Google Map in 2023, the site was covered with lush planting of trees. The applicant should clarify for the missing trees in the current application.	Please note that the previous trees were dead. However, two new trees are proposed in the application. Please see the Landscape Proposal at Appendix 3 .
2.	According to para. 6.4.1 of the current application, it was mentioned that the proposed development could provide more open spaces at ground level for gardening and landscaping purposes. The proposed landscape areas should be demarcated on plan for reference. The Applicant is also advised that sufficient soil depth (at least 1200mm) should be provided for at-grade tree planting.	<p>Please note that sufficient soil depth (at least 1200mm) would be provided for at-grade tree planting.</p> <p>Please also see the Landscape Proposal at Appendix 3.</p>
3.	The applicant is reminded that approval of the s.16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under BD's PNAP APP-152. The site	Noted.

	coverage of greenery calculation should be submitted separately to BD for approval as appropriate.	
	<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)	For the proposed development comprising one single family house with GFA>160m ² , 3 nos. of ancillary PC parking spaces, 1 no. of visitor PC parking space, and 1 no. of GV loading/unloading bay according to HKPSG should be provided.	In order to meet the requirement, additional 1 no. of ancillary PC parking spaces is provided at basement level and 1 no. of LGV L/UL Bay is provided at G/F. Please see the revised Proposed Layout Plans at Appendix 1 .
(iii)	The applicant shall provide swept path analysis on the parking spaces and loading and unloading bay for GV.	Please see the revised Proposed Layout Plans at Appendix 1 .
	<u>Environmental Protection Department (EPD)</u>	
	It is noted that the subject planning application does not include any environmental assessment. Based on the limited information, our comments on the subject planning application are given below:	
(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	<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 at Appendix 4; and

	Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met.	<ul style="list-style-type: none"> - 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 at Appendix 4, 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.
€	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.

	<u>Buildings Department (BD)</u>	
	No objection to the application	
(a)	All building works are subject to compliance with the Buildings Ordinance (BO).	Noted.
(b)	Service Lane should be provided in accordance with Building (Planning) Regulation (B(P)R)28(1), if applicable. Such service lane should be excluded from site area for the purpose of plot ratio and site coverage calculations. B(P)R 23(2)(a) refers.	Noted.
€	Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, means of escape, emergency vehicular access, private streets, and/or access roads, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage.	Noted.
(d)	GFA concessions for the proposed basement carpark would be considered subject to compliance with the relevant criteria under PNAP APP-2.	Noted.
€	GFA concessions for the proposed basement for ancillary plant rooms and access staircase may be favourably considered at building plan submission stage.	Noted.
(f)	According to the general building plan approved on 23 May 2025, a 2-storey house over 1-level basement was proposed. The current proposal in this planning application for a 3-storey house over 1-level basement has not been submitted for approval under the BO.	Noted.
(g)	Second floor plan is not provided in Appendix 4 of	Please see the revised Proposed Layout Plans at

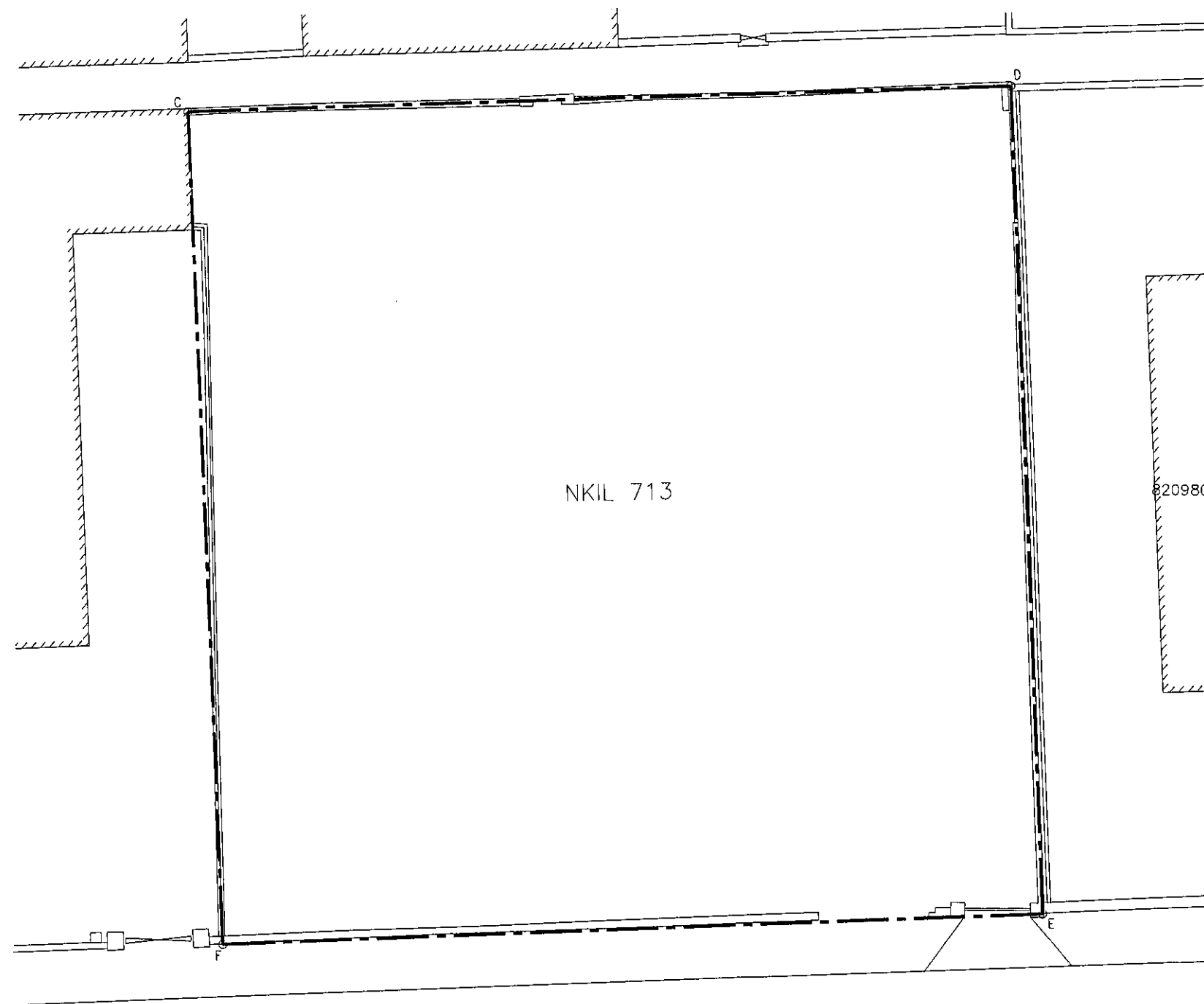
	Planning Statement.	Appendix 1.
	<u>Architectural Services Department (ArchSD)</u>	
(1)	Based the information provided, it is noted that the proposed development mainly consists of an addition of a basement storey under a 3-storey house. As the proposal mainly pertains to planning issues which is outside ArchSD's purview, we are not in position to comment on it. Nevertheless, we would be glad to offer our advice when specific architectural or visual aspects of the case is called for.	Noted.
	<u>The Geotechnical Engineering Office (GEO) of Civil Engineering and Development Department (GEO, CEDD)</u>	
(1)	The Geotechnical Engineering Office (GEO) has no adverse geotechnical comment on the application.	Noted.
	<u>Electrical and Mechanical Services Department (EMSD)</u>	
1.	No Comments from our regulatory services perspective.	Noted.

Appendix 1

Revised Development Schedule and Proposed Layout Plans

Table 5.1 Proposed Development Schedule

Site Area	About 945.28m ²
Plot Ratio	Not more than 0.6
Site Coverage	About 24.24%
Gross Floor Area	About 540.35m 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
R/F	Flat Roof
Provision of Internal Transport Facilities	
Car Parking Spaces (at Basement Level)	
- 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)



LINCOLN ROAD

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
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

BLOCK PLAN

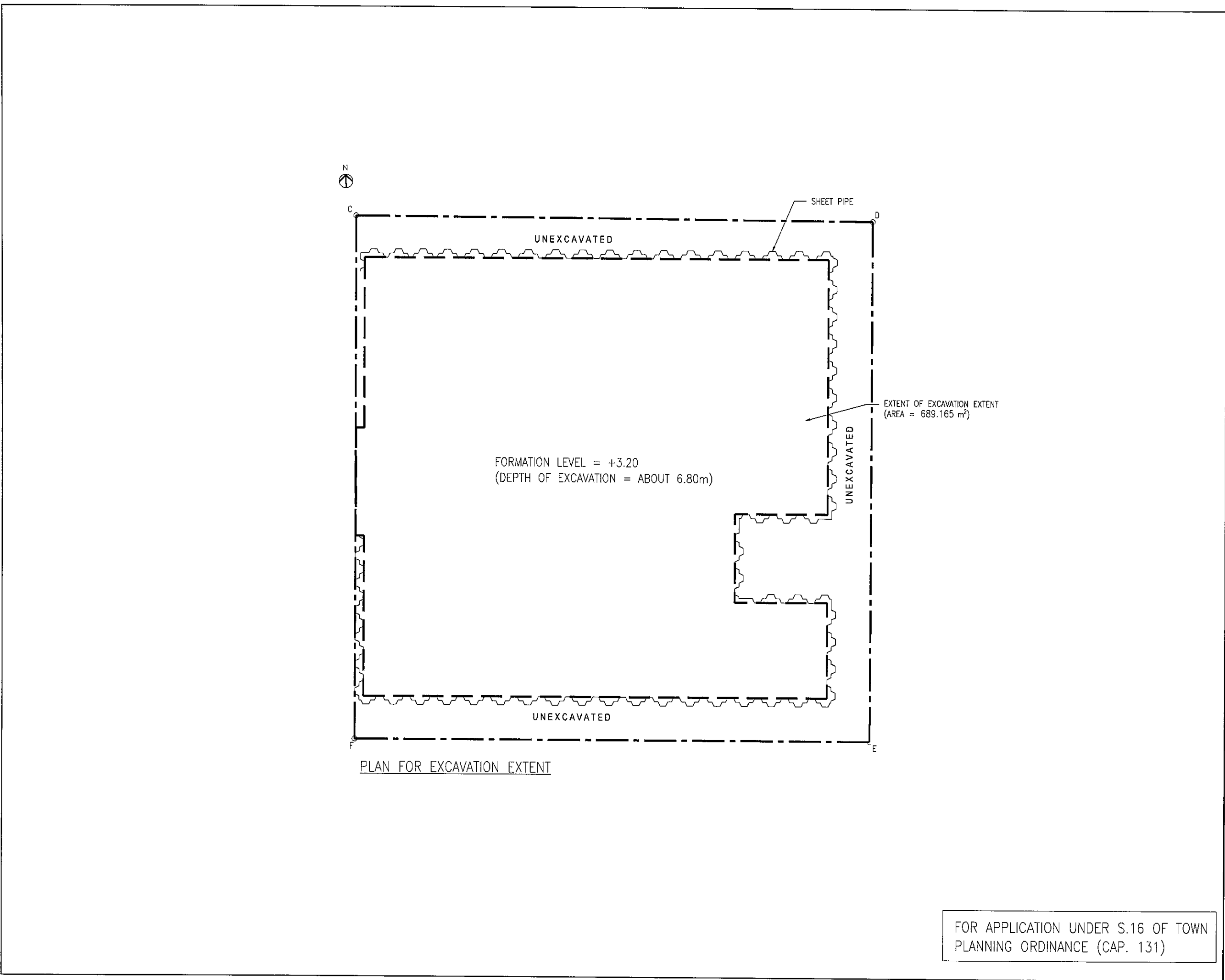
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P-01	A

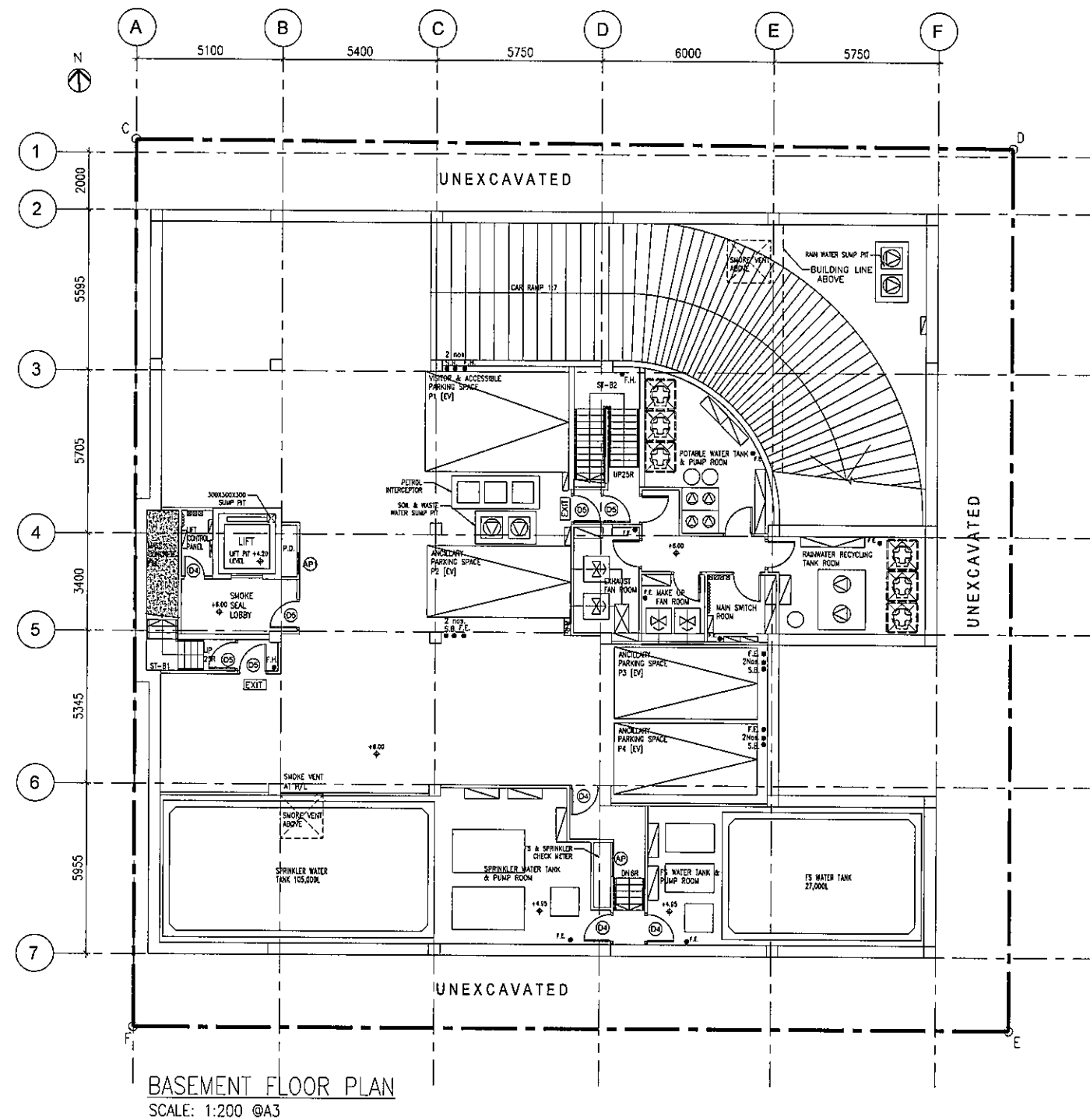
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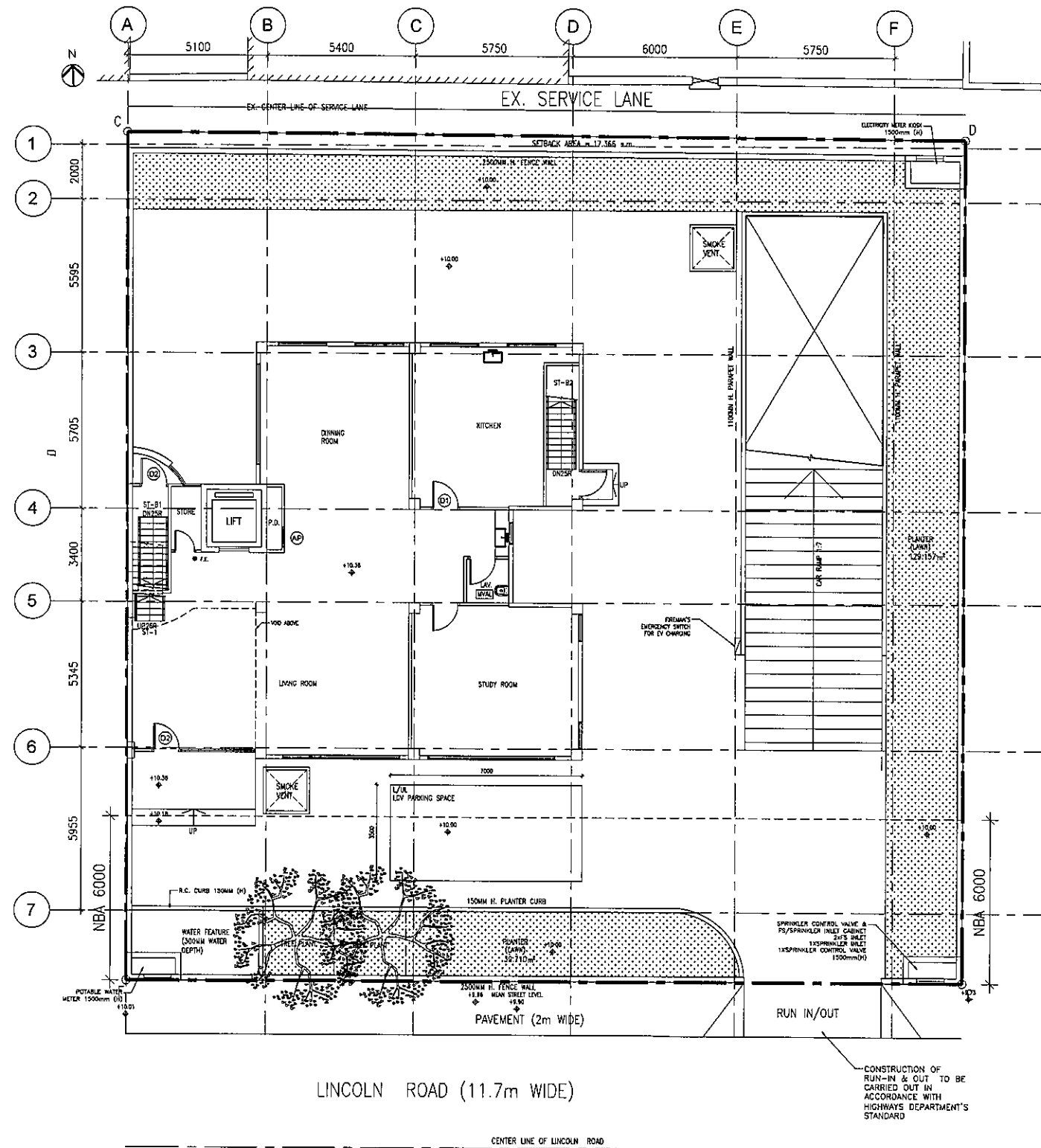
FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

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

BD REF.	FSD REF.
REV. A	DESCRIPTION 1ST SUBMISSION
DATE 13 MAR 2025	
CLIENT(S)	
AUTHORIZED PERSON	
SO CHI WANG MHK(S, RPS)(SS) Authorized Person AP(S)/116	
STRUCTURAL ENGINEER	
PROJECT TITLE	
PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWLOON TONG, KOWLOON (N.K.I.L. 713)	
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BASEMENT FLOOR PLAN	
DATE 13 MAR 2025	SCALE AS SHOWN
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GROUND FLOOR PLAN
SCALE: 1:200 @A3

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

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REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
M(K)S, RPS(S)
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)

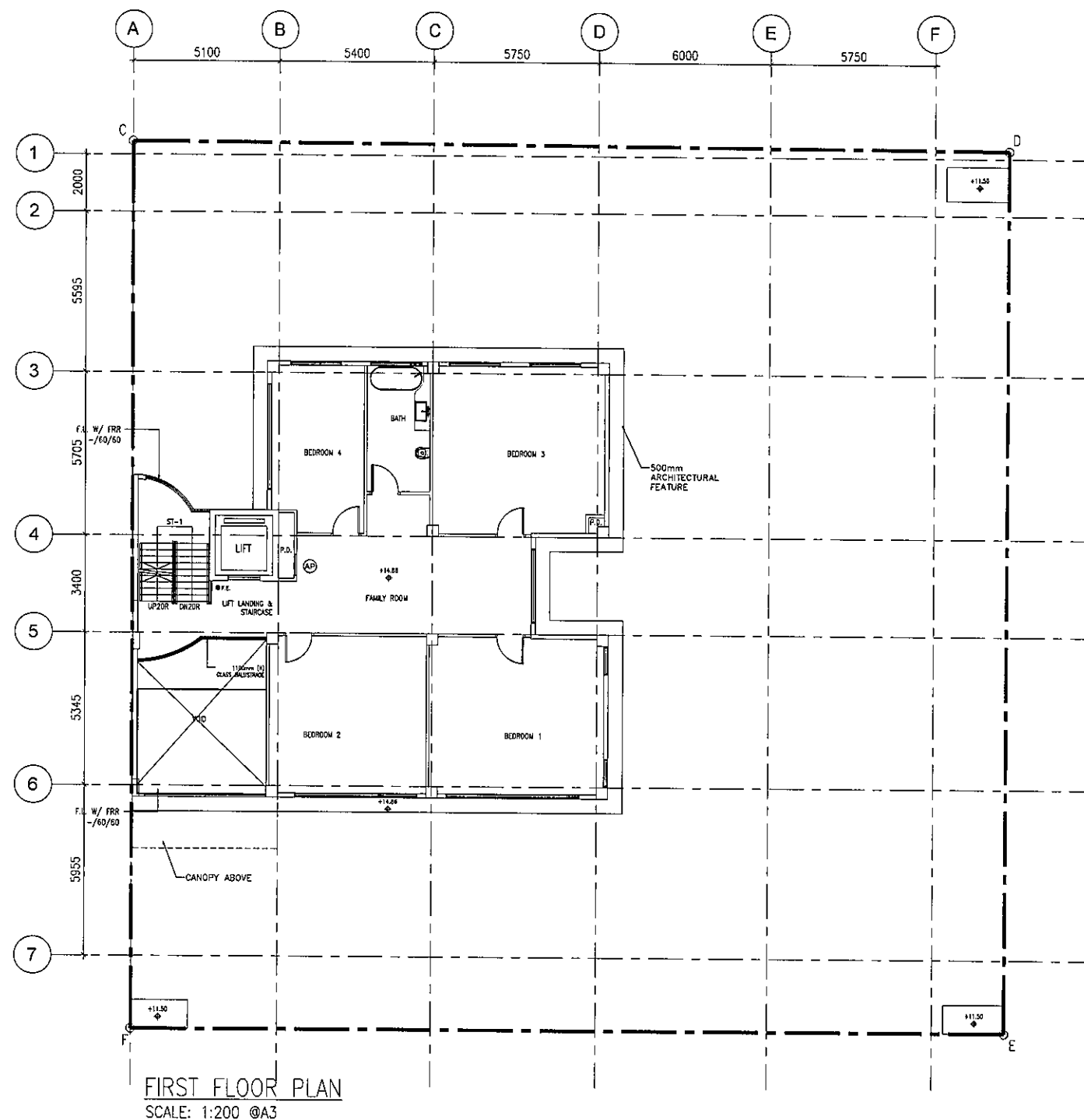
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GROUND FLOOR

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

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REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(S)
Authorized Person AP(S)11/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

FIRST FLOOR PLAN

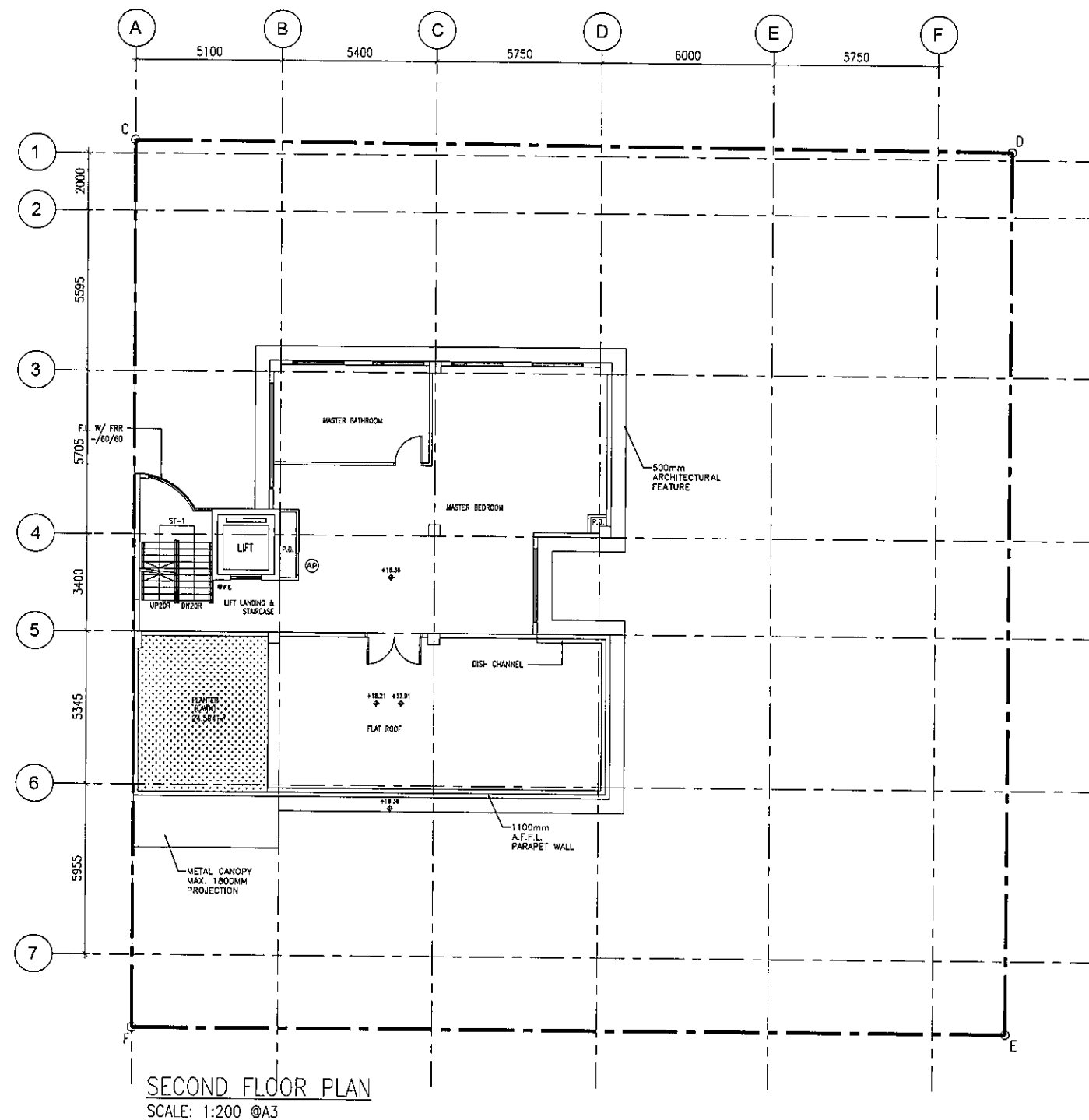
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FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

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REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025
CLIENT(S)		
AUTHORIZED PERSON		
SO CHI WANG MHKIS, RPS(S) 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		
SECOND FLOOR PLAN		
DATE	SCALE	
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SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	=	LOT AREA
CLASS OF SITE	=	945.28 m ²
BUILDING HEIGHT	=	A
	=	ROOF LEVEL - GROUND FLOOR LEVEL
	=	21.86 - 10
	=	11.86m
PROPOSED PLOT RATIO	=	540.35 / 945.28
	=	0.572
GROUND FLOOR	=	205.212 m ²
FIRST FLOOR	=	205.901 m ²
SECOND FLOOR	=	129.238 m ²
ROOF	=	-
TOTAL GFA	=	540.35 m ²

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 229.090 / 945.28

= 24.24 % (PRO.) < 66.6% (PER.)

AREA OF GFA CONCESSION

BASEMENT:		
1. CAR PARKING SPACE & MANEUVERING SPACE	=	282.279 m ²
2. CAR RAMP	=	129.819 m ²
3. ESSENTIAL PLANT ROOMS	=	241.867 m ²
4. LIFT AND CIRCULATION SPACE	=	33.900 m ²
5. PIPE DUCT	=	1.300 m ²
TOTAL BASEMENT AREA	=	689.165 m ²
G/F:		
1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT	=	15.944 m ²
2. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER	=	6.765 m ²
I/F:		
1. VOID	=	16.424 m ²
R/F:		
1. DOG HOUSE	=	1.625 m ²
2. STAIRCASE & LIFT SHAFT	=	24.398 m ²
TOTAL	=	754.321 m ²

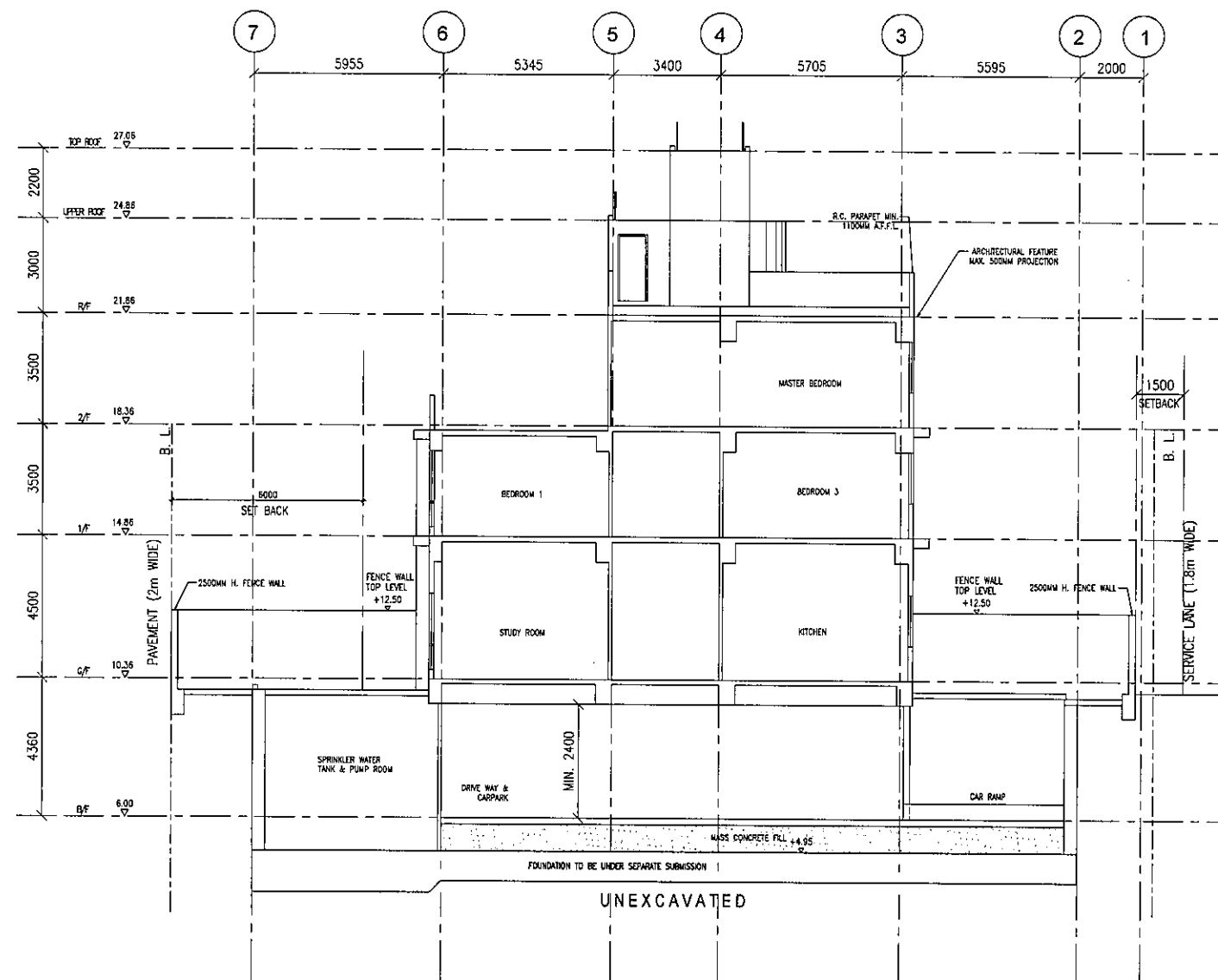
TOTAL CONSTRUCTION AREA

BASEMENT FLOOR	=	689.165 m ²
GROUND FLOOR	=	227.921 m ²
FIRST FLOOR	=	222.325 m ²
SECOND FLOOR	=	129.238 m ²
ROOF	=	26.023 m ²
TOTAL AREA	=	1294.672 m ²

LANDSCAPE AREA

GROUND FLOOR	=	168.867 m ²
SECOND FLOOR	=	24.594 m ²
TOTAL AREA	=	193.461 m ²

LANDSCAPE RATIO

193.461 m² (PROVIDED) / 945.28 m²
= 20.466 %SECTION 1-1
SCALE: 1:200 @A3FOR 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(S)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

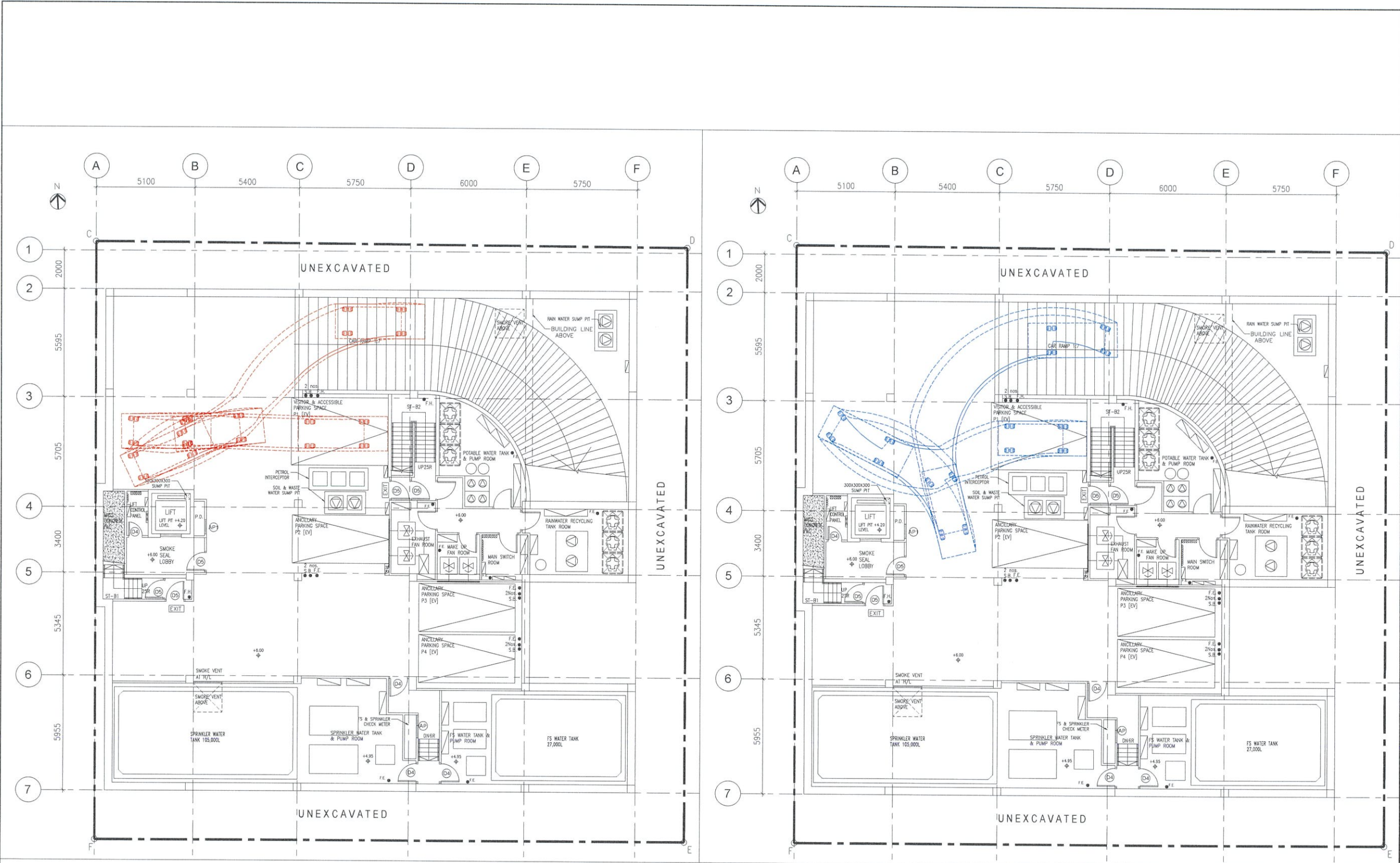
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SECTION AND CALCULATION

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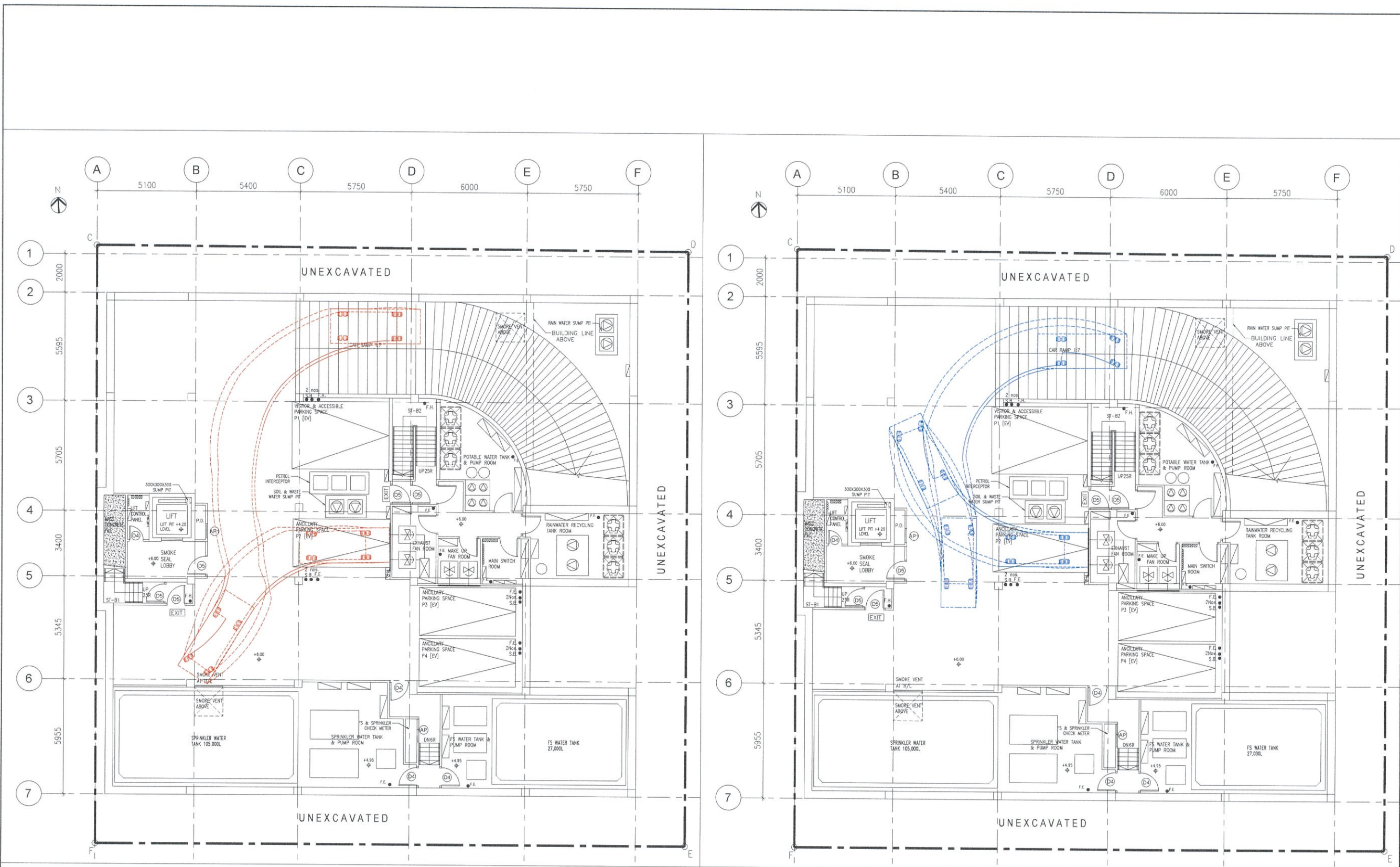
P1 INGRESS

P1 EGRESS

BASEMENT FLOOR PLAN
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 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (N.K.I.L. 713)			
DRAWING TITLE			
SWEEP PATH ANALYSIS FOR P1			
DATE		SCALE	
13 MAR 2025		AS SHOWN	
DRAWN		CHECKED	
BW		ML	
DWG. NO.		REV.	
SP01		A	
NOTE			
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P2 INGRESS

P2 EGRESS

BASEMENT FLOOR PLAN
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 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (N.K.I.L. 713)		
DRAWING TITLE		
SWEEP PATH ANALYSIS FOR P2		
DATE	SCALE	
13 MAR 2025	AS SHOWN	
DRAWN	CHECKED	
BW	ML	
DWG. NO.	REV.	
SP02	A	
NOTE		
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P3 EGRESS

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
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

SWEPT PATH ANALYSIS FOR P3

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
SP03	A

NOTE

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REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)/1/6

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

SWEPT PATH ANALYSIS FOR U/UL CARPARKING SPACE

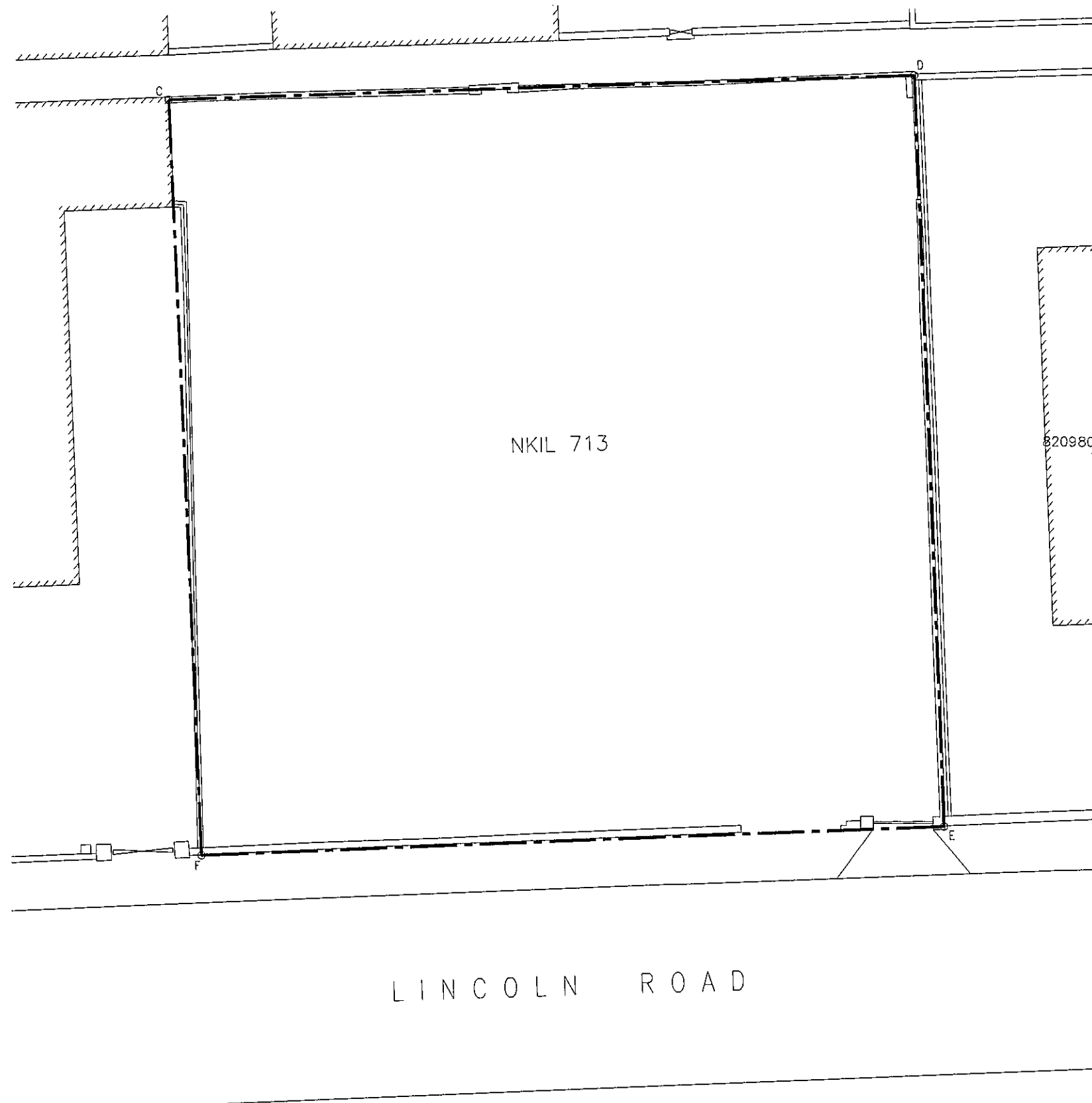
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13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
SP05	A

NOTE

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Appendix 2

Alternative Scheme (without Basement)



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)11/16
STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

BLOCK PLAN

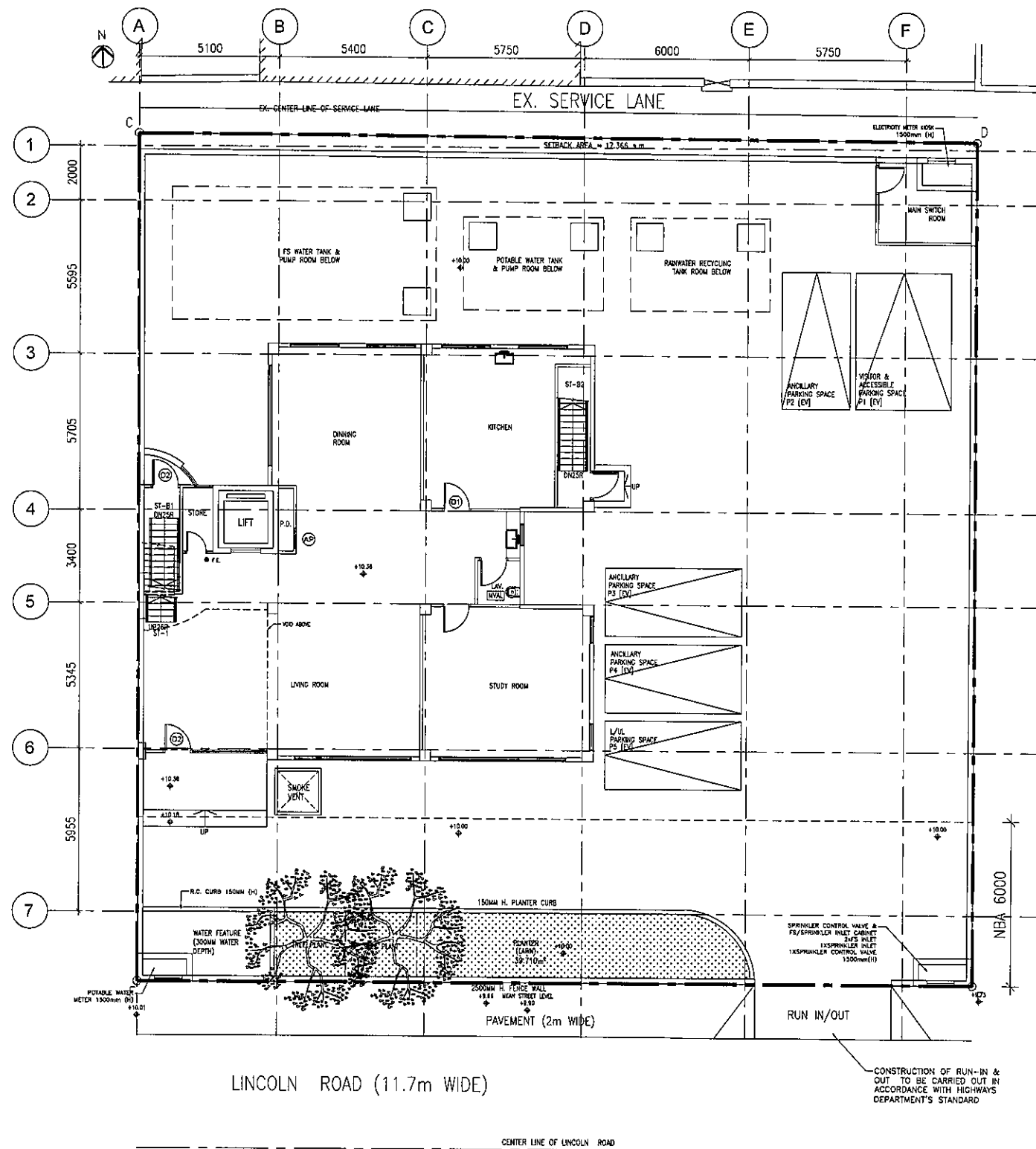
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DRAWN	CHECKED
BW	ML

DWG. NO.	REV.
P-01	A

NOTE

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GROUND FLOOR PLAN
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)1116

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

GROUND FLOOR

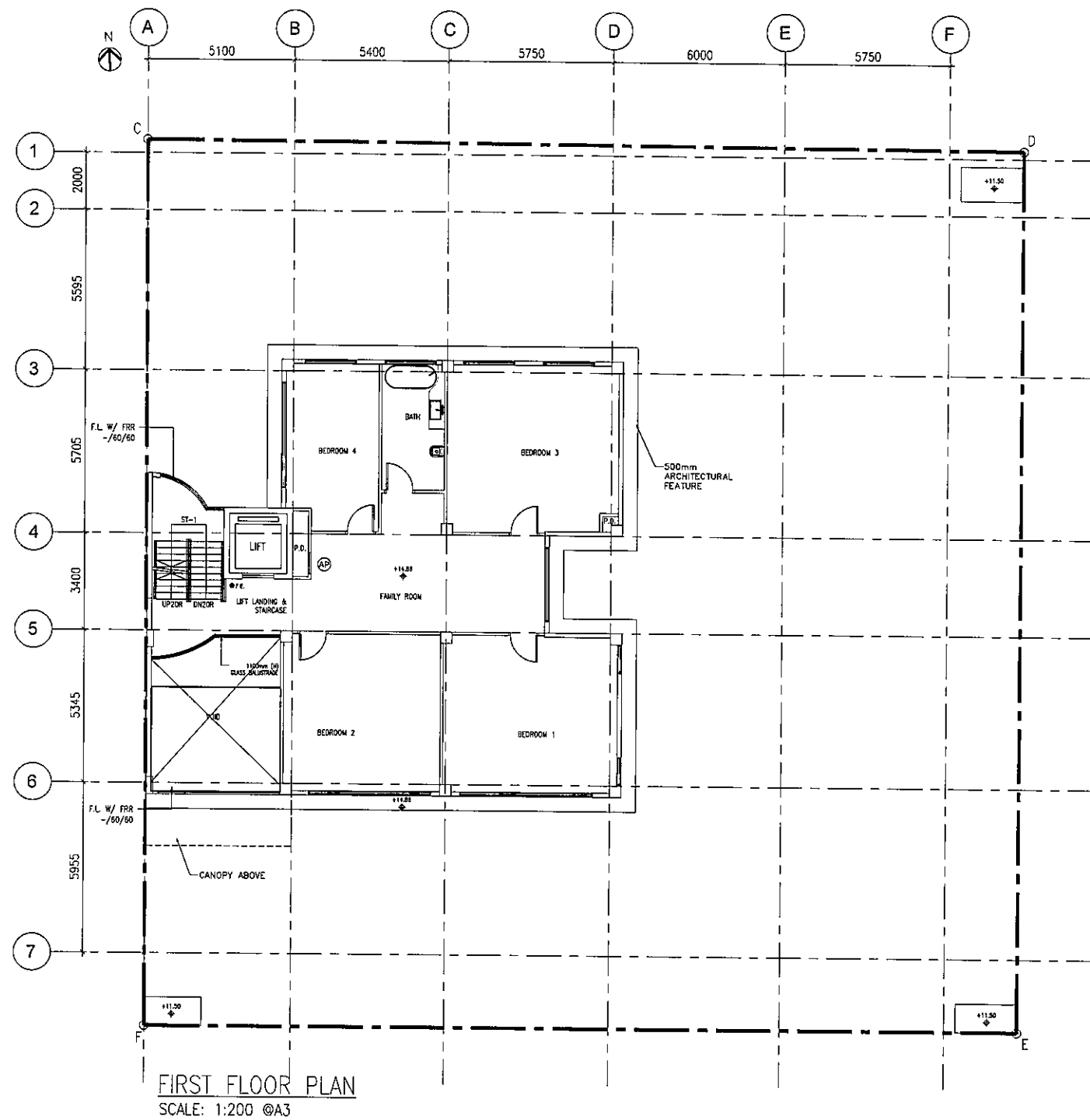
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DRAWN	CHECKED
BW	ML

DWG. NO.	REV.
P-04	A

NOTE

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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
MHNS, RPS(BS)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

FIRST FLOOR PLAN

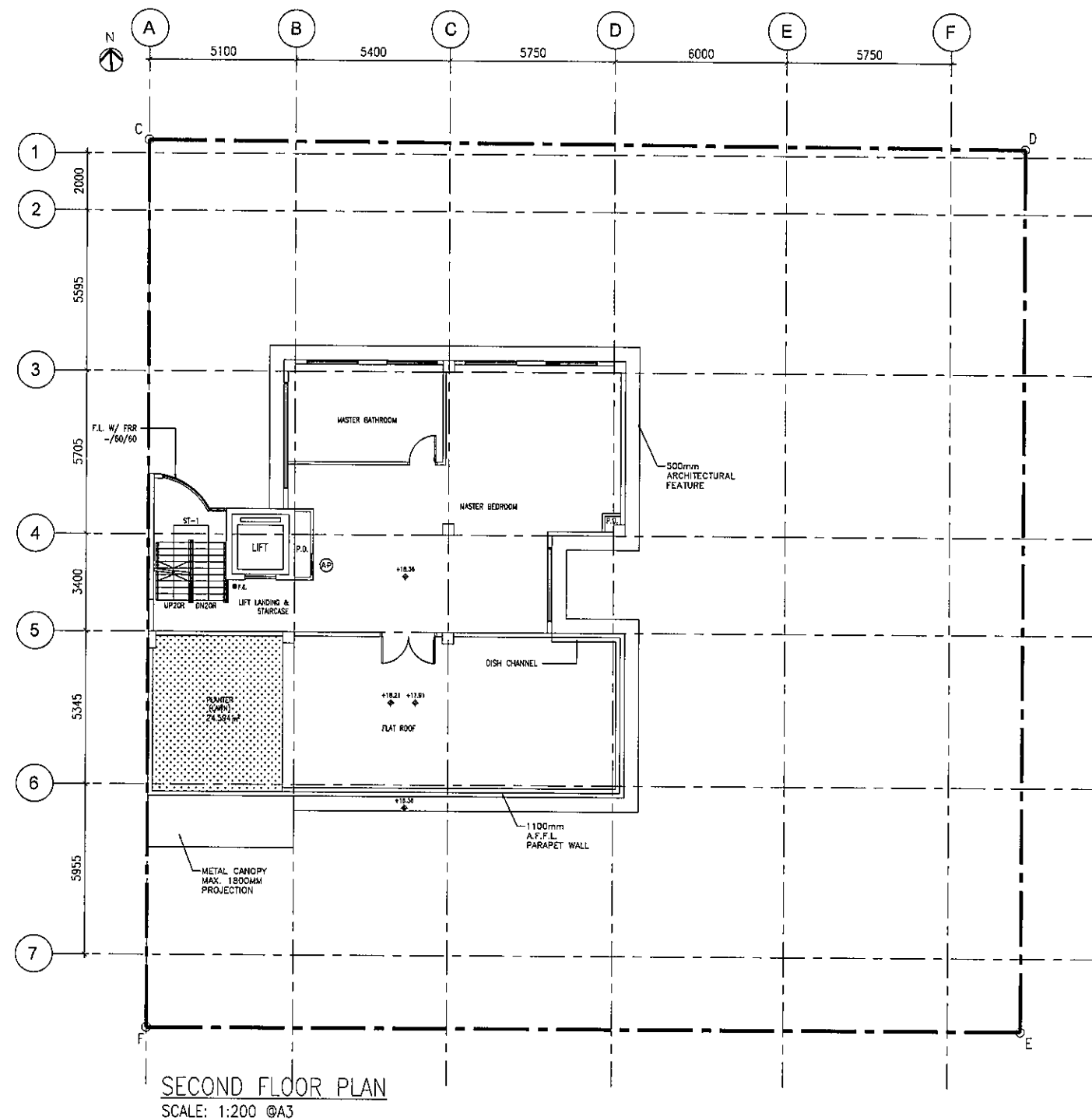
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DRAWN	CHECKED
BW	ML

DWG. NO.	REV.
P-05	A

NOTE

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DETAILS ON SITE. DO NOT ATTEMPT TO
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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(S)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

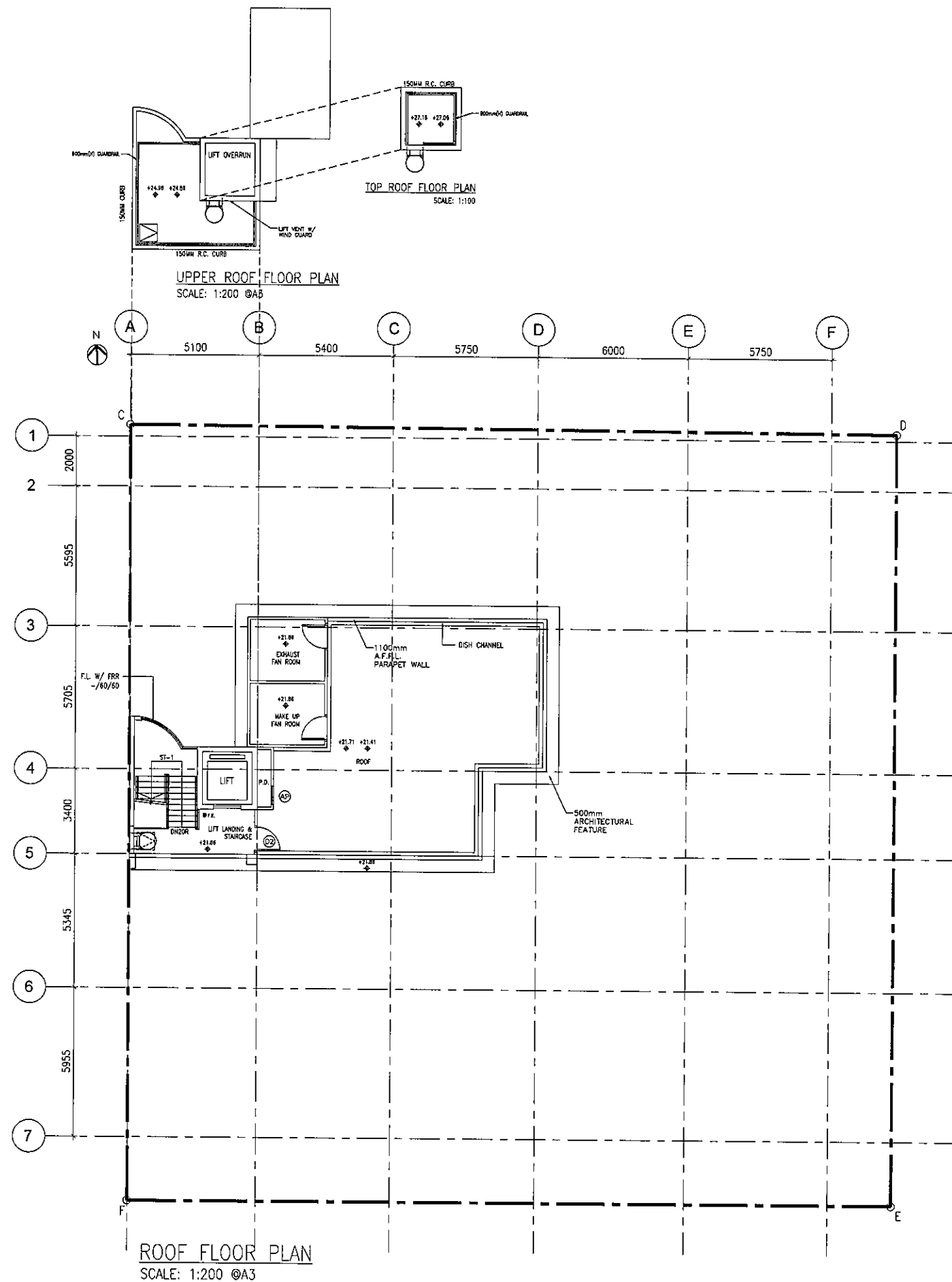
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SECOND FLOOR PLAN

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
P-06	A

NOTE

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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)1716		
STRUCTURAL ENGINEER		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (N.K.I.L. 713)		
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	
NOTE		
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SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	=	LOT AREA
CLASS OF SITE	=	945.28 m ²
BUILDING HEIGHT	=	A
	=	ROOF LEVEL - GROUND FLOOR LEVEL
	=	21.86 - 10
	=	11.86m
PROPOSED PLOT RATIO	=	540.35 / 945.28
	=	0.572
GROUND FLOOR	=	205.212 m ²
FIRST FLOOR	=	205.901 m ²
SECOND FLOOR	=	129.238 m ²
ROOF	=	-
TOTAL GFA	=	540.35 m ²

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 229.090 / 945.28

= 24.24 % (PRO.) < 66.6% (PER.)

AREA OF GFA CONCESSION

B/F:		
1. ESSENTIAL PLANT ROOM	=	81.468 m ²
G/F:		
1. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER	=	6.765 m ²
2. ESSENTIAL PLANT ROOM	=	9.186 m ²
1/F:		
1. VOID	=	16.424 m ²
R/F:		
1. DOG HOUSE	=	1.625 m ²
2. STAIRCASE & LIFT SHAFT	=	24.398 m ²
3. ESSENTIAL PLANT ROOM	=	16.656 m ²
TOTAL	=	156.522 m ²

TOTAL CONSTRUCTION AREA

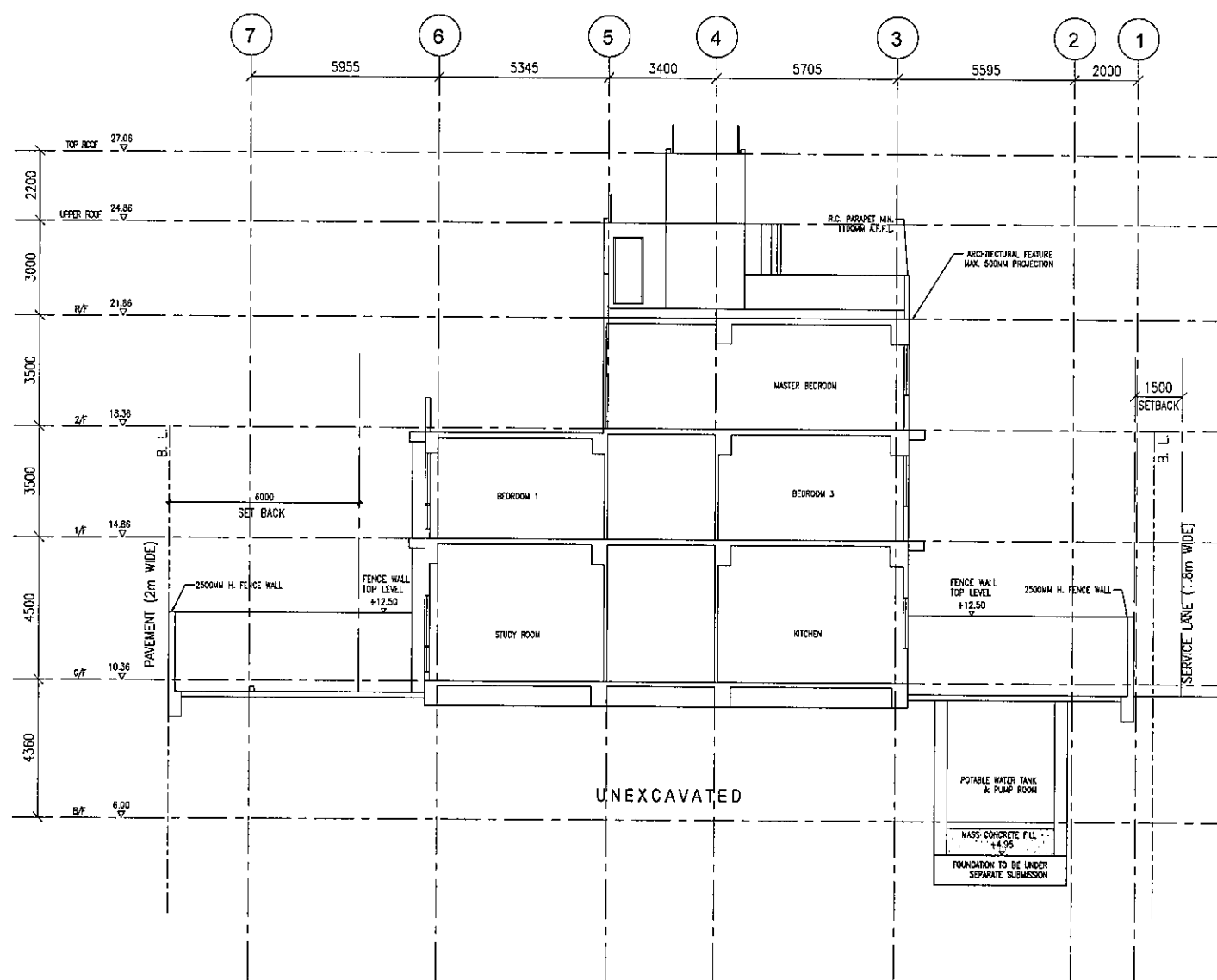
BASEMENT FLOOR	=	81.468 m ²
GROUND FLOOR	=	227.921 m ²
FIRST FLOOR	=	222.325 m ²
SECOND FLOOR	=	129.238 m ²
ROOF	=	26.023 m ²
TOTAL AREA	=	686.975 m ²

LANDSCAPE AREA

GROUND FLOOR	=	39.710 m ²
SECOND FLOOR	=	24.594 m ²
TOTAL AREA	=	64.304 m ²

LANDSCAPE RATIO

64.304 m² (PROVIDED) / 945.28 m²
= 6.803 %



SECTION 1-1
SCALE: 1:200 @A3

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
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

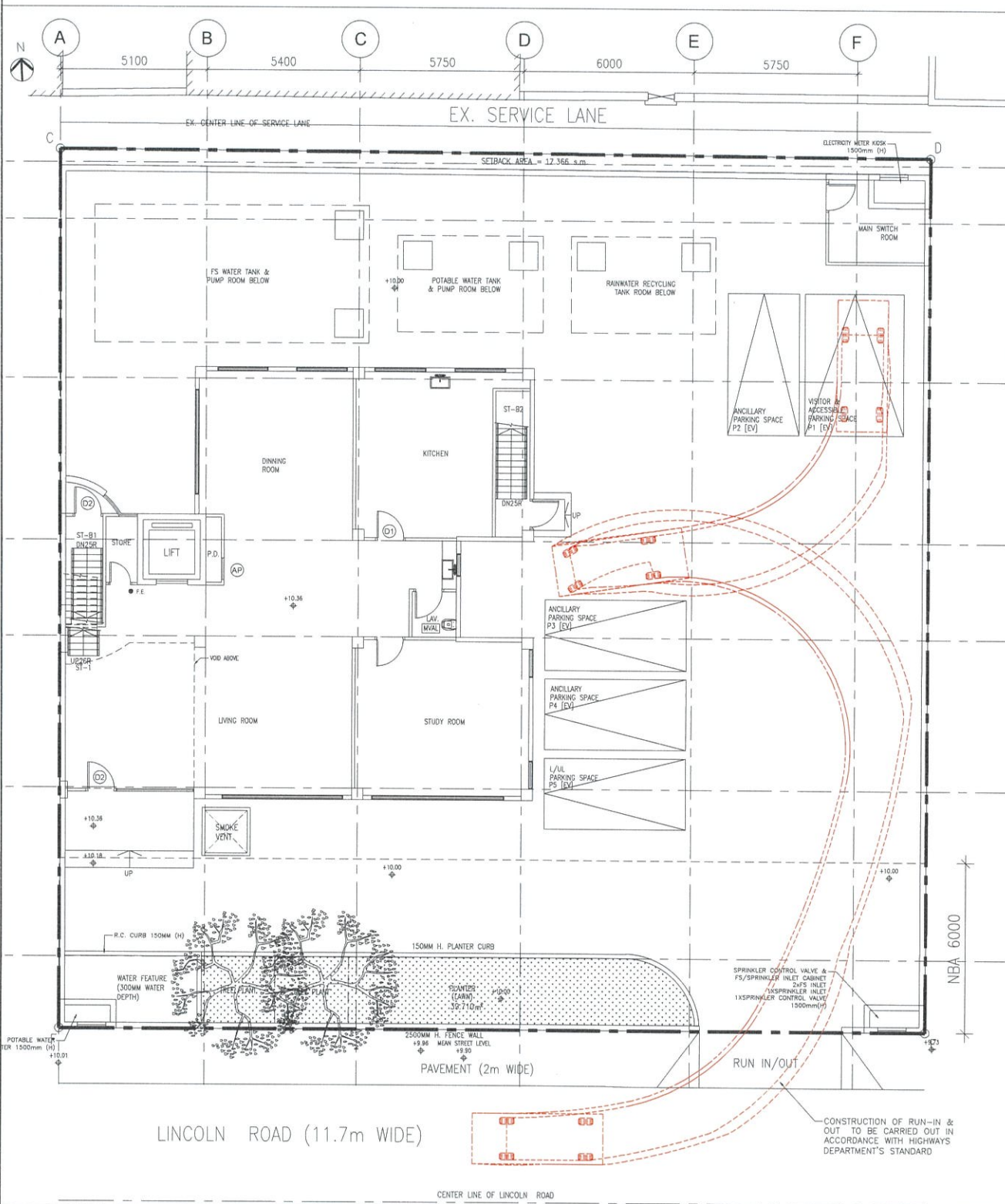
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DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED
BW ML
DWG. NO. REV.
P-08 A

NOTE

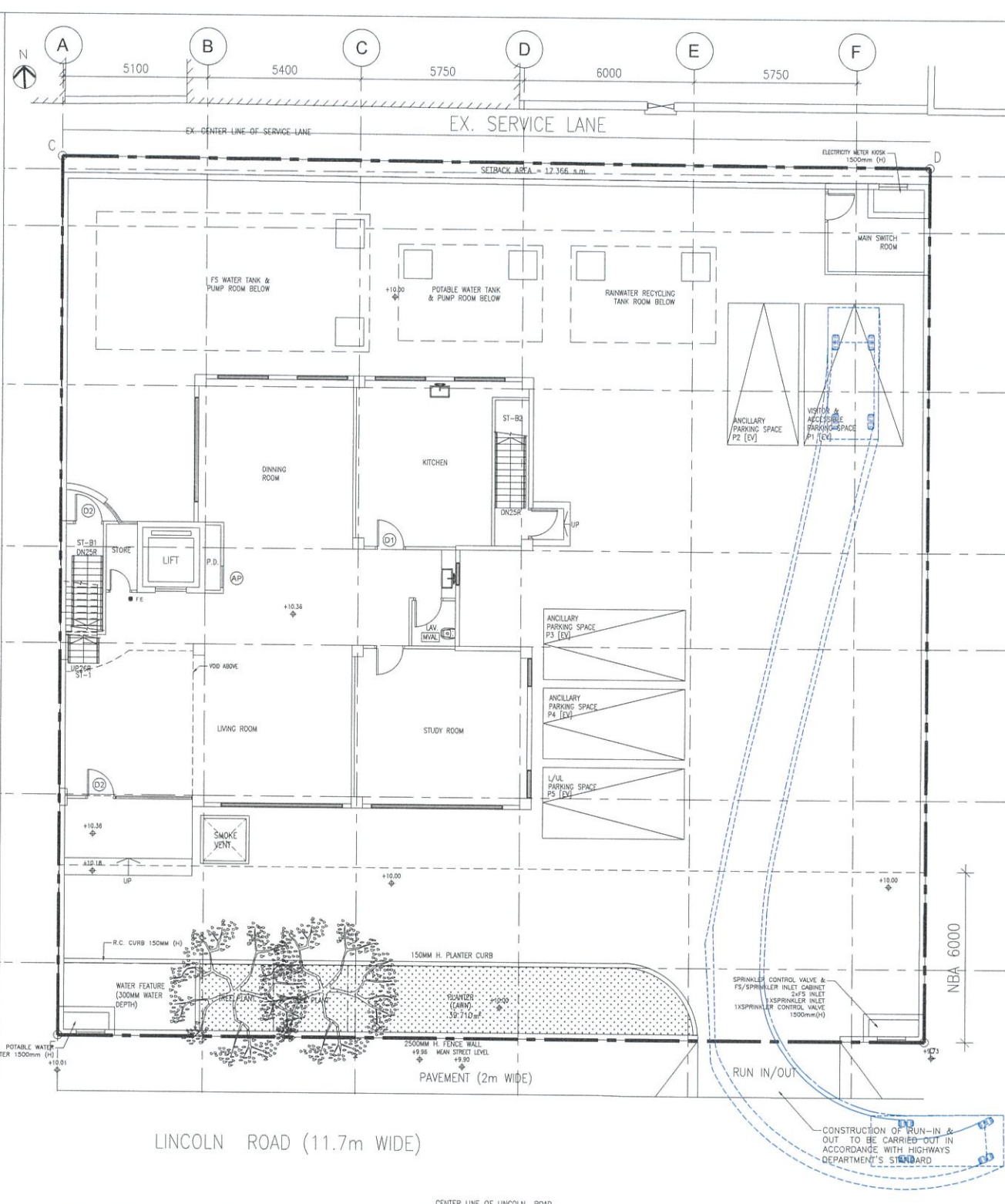
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FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)



P1 INGRESS

GROUND FLOOR PLAN
SCALE: 1:200 @A3



P1 EGRESS

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)11/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

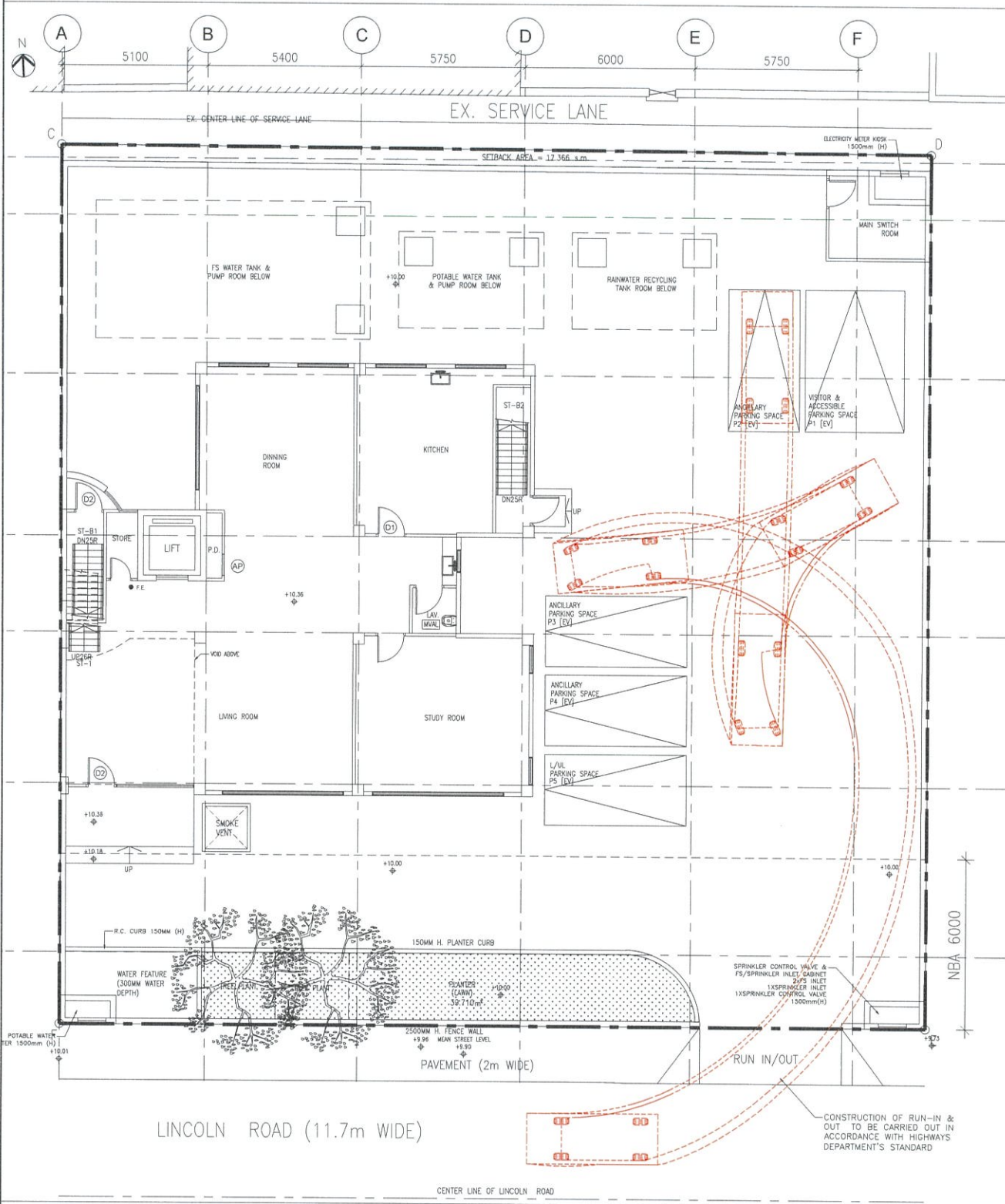
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SWEEP PATH ANALYSIS FOR P1

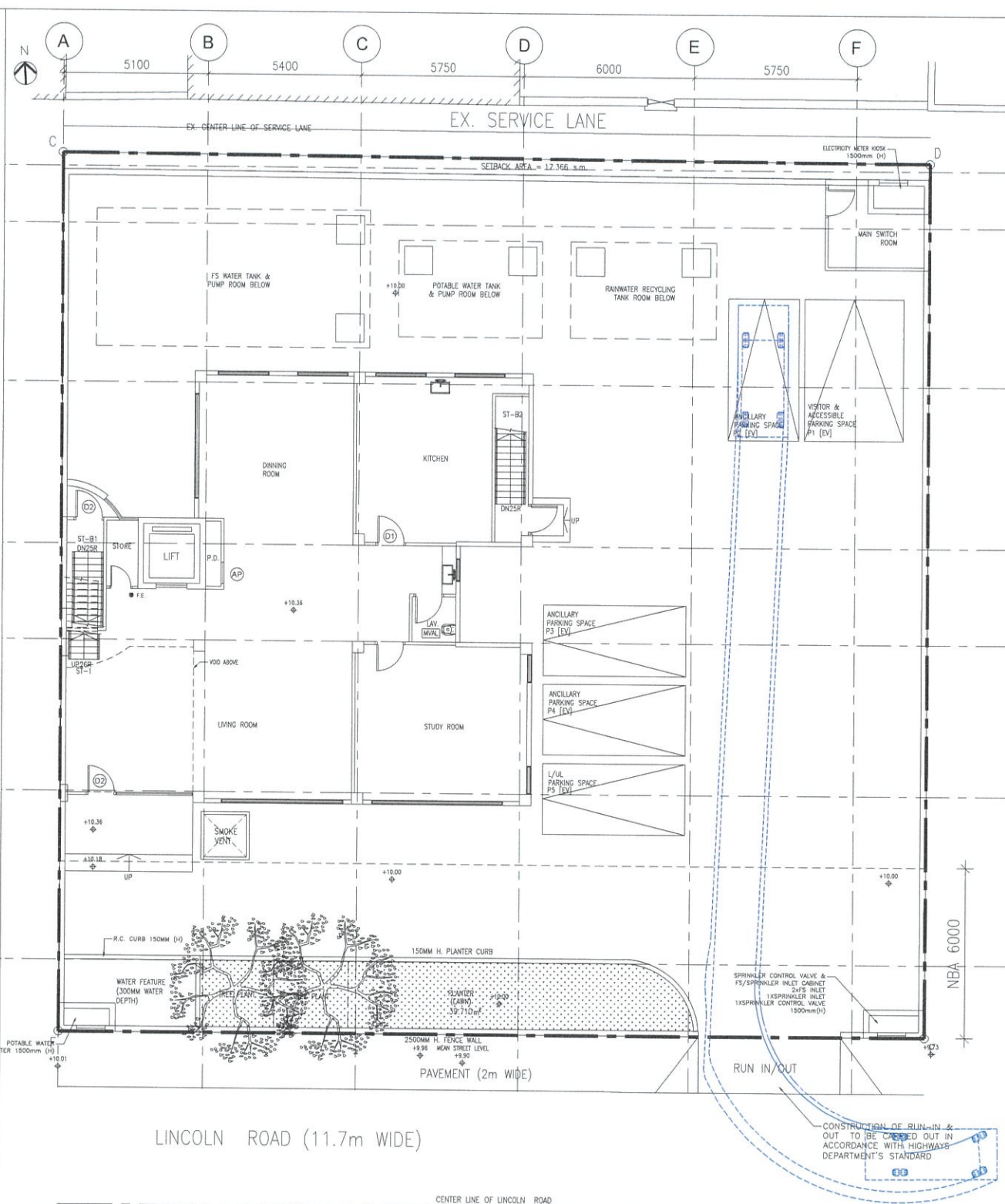
DATE	SCALE
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DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
SP01	A

NOTE

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P2 INGRESS



P2 EGRESS

GROUND FLOOR PLAN
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

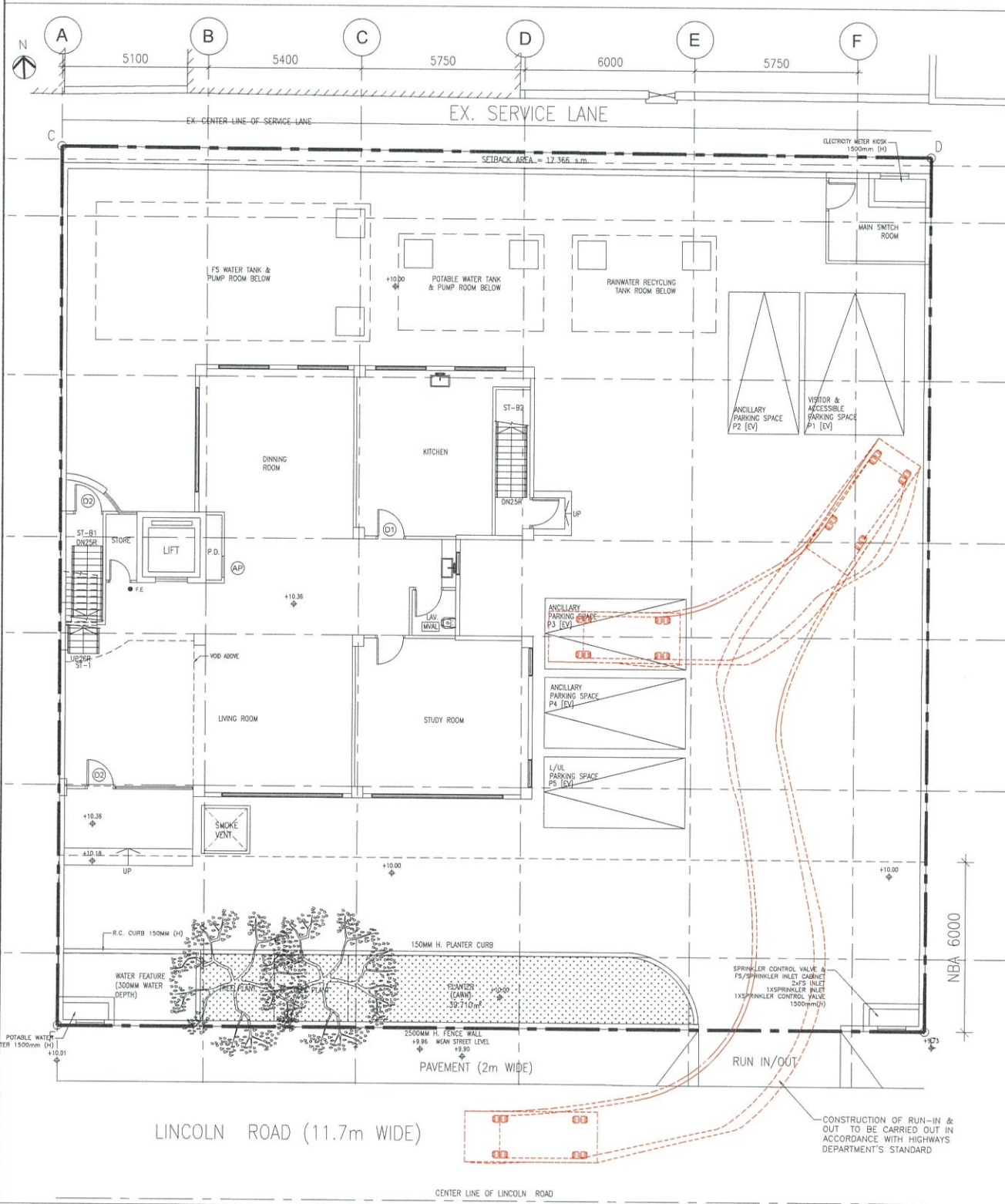
SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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

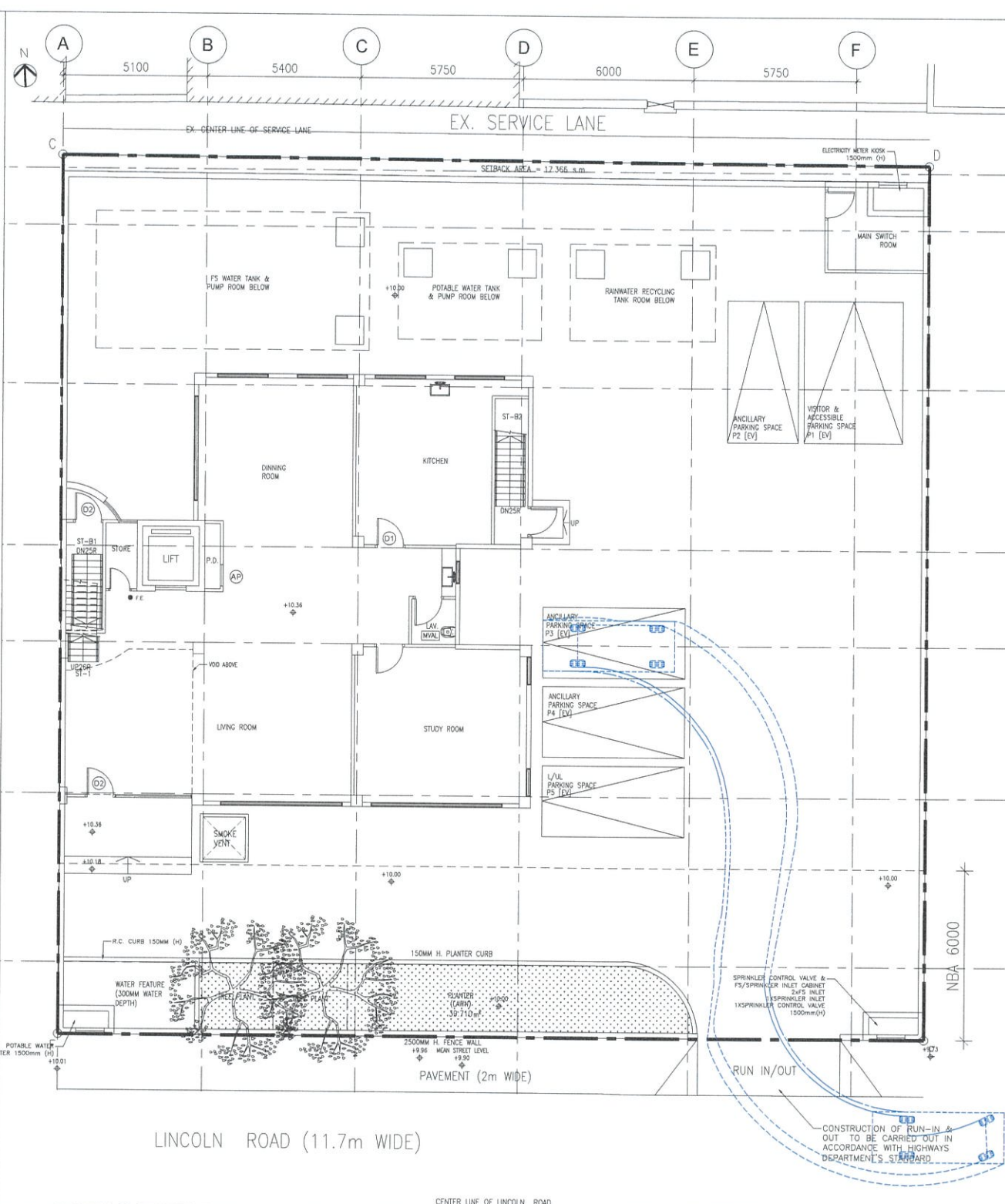
DRAWING TITLE
SWEEP PATH ANALYSIS FOR P2

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
SP02	A

NOTE
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P3 INGRESS



P3 EGRESS

GROUND FLOOR PLAN
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

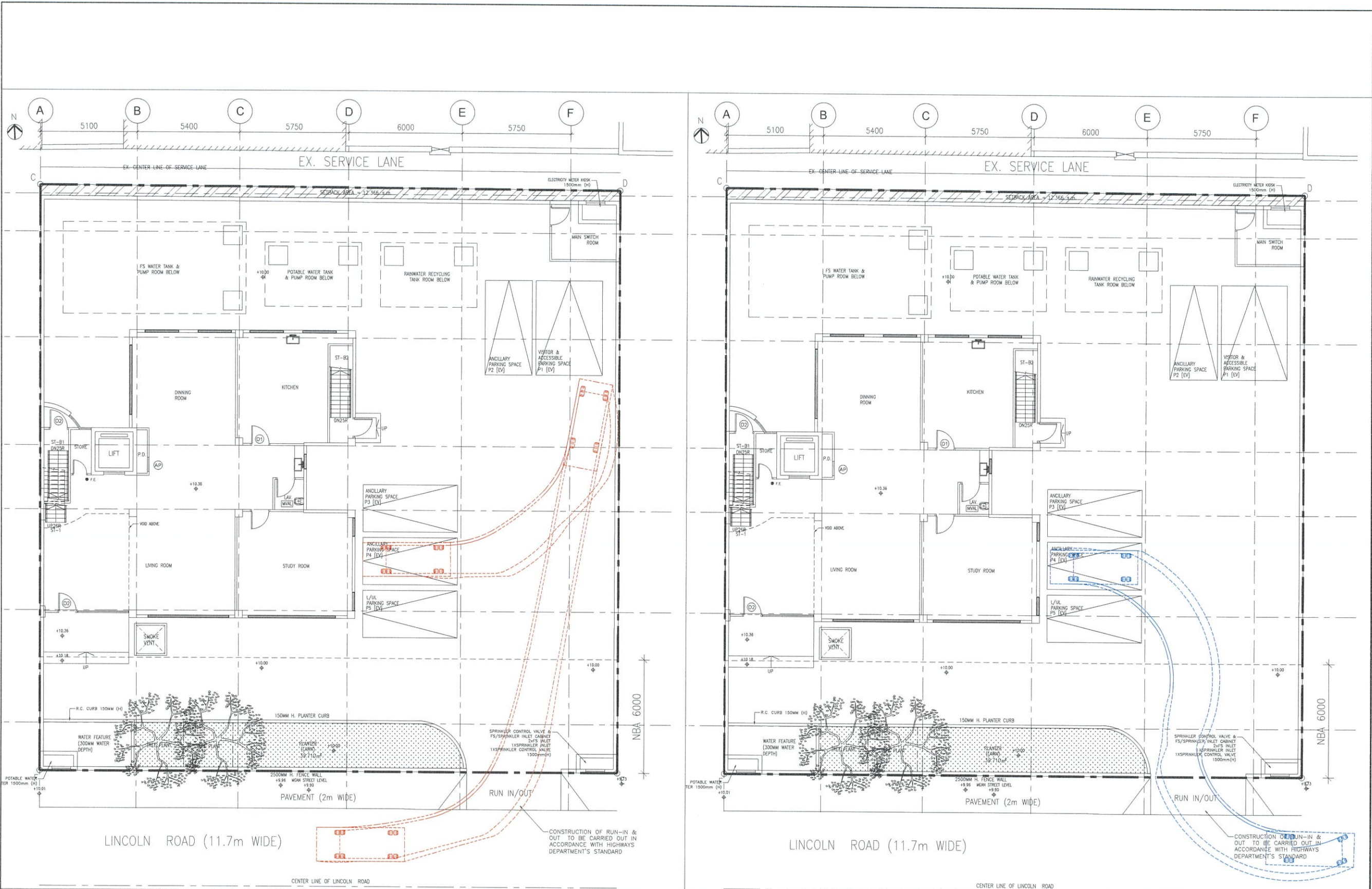
SO CHI WANG
MHKIS, RP(SBS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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

DRAWING TITLE
SWEEP PATH ANALYSIS FOR P3

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
SP03	A

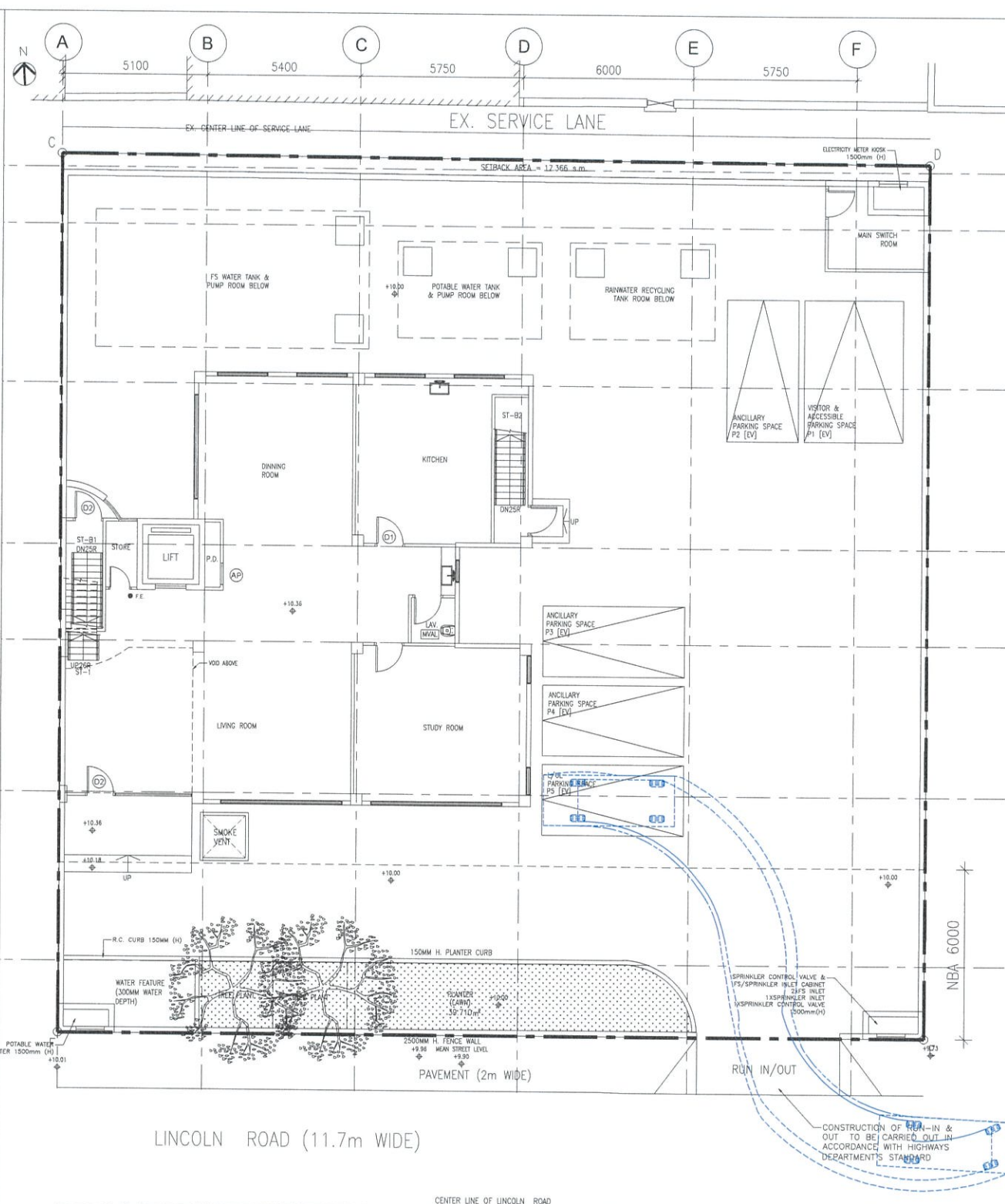
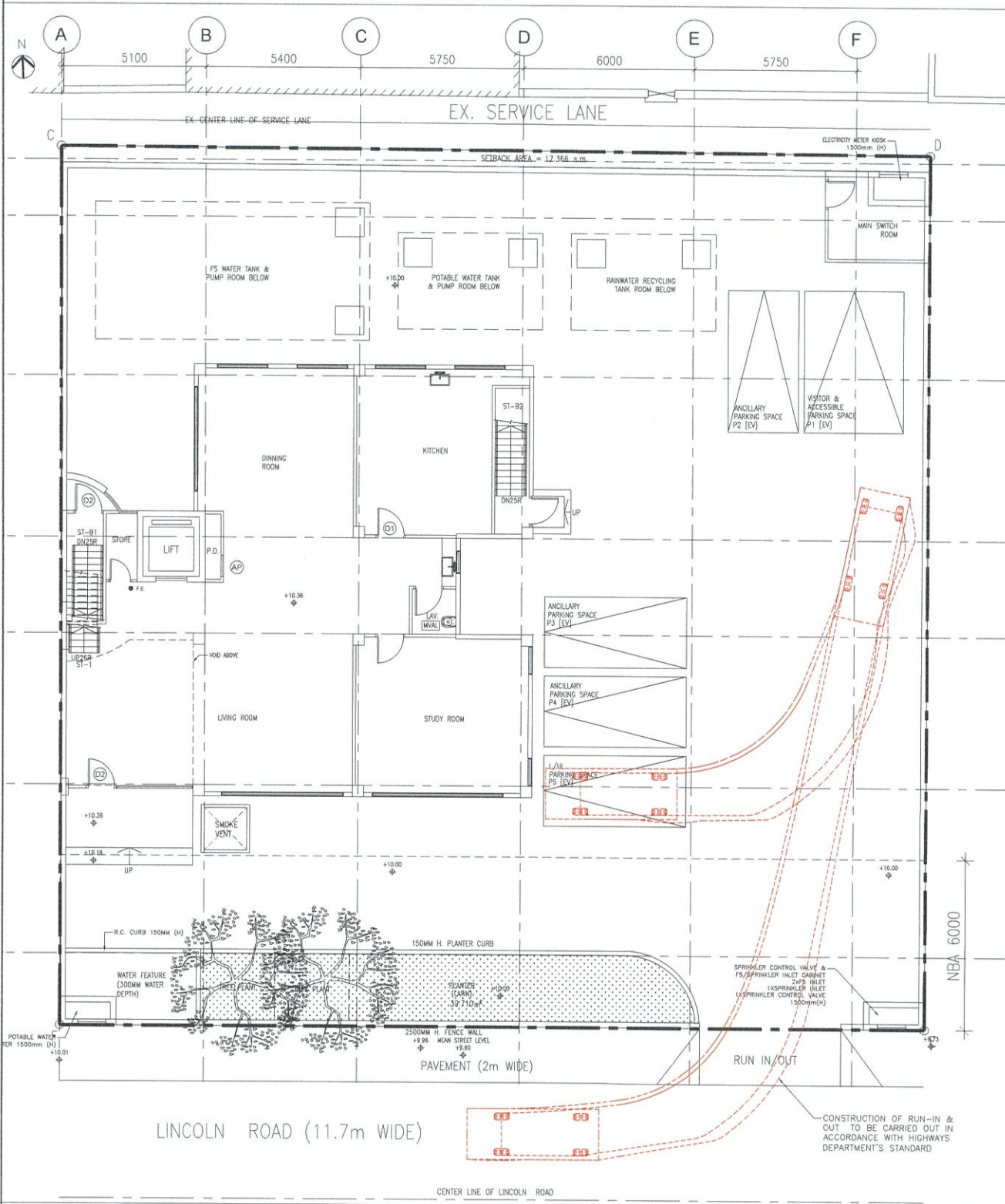
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GROUND FLOOR PLAN
SCALE: 1:200 @A3

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 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (N.K.I.L. 713)		
DRAWING TITLE		
SWEEP PATH ANALYSIS FOR P4		
DATE	SCALE	
13 MAR 2025	AS SHOWN	
DRAWN	CHECKED	
BW	ML	
DWG. NO.	REV.	
SP04	A	
NOTE		
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GROUND FLOOR PLAN
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(S)
Authorized Person AP(S)1116
STRUCTURAL ENGINEER

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

DRAWING TITLE
SWEEP PATH ANALYSIS FOR P5

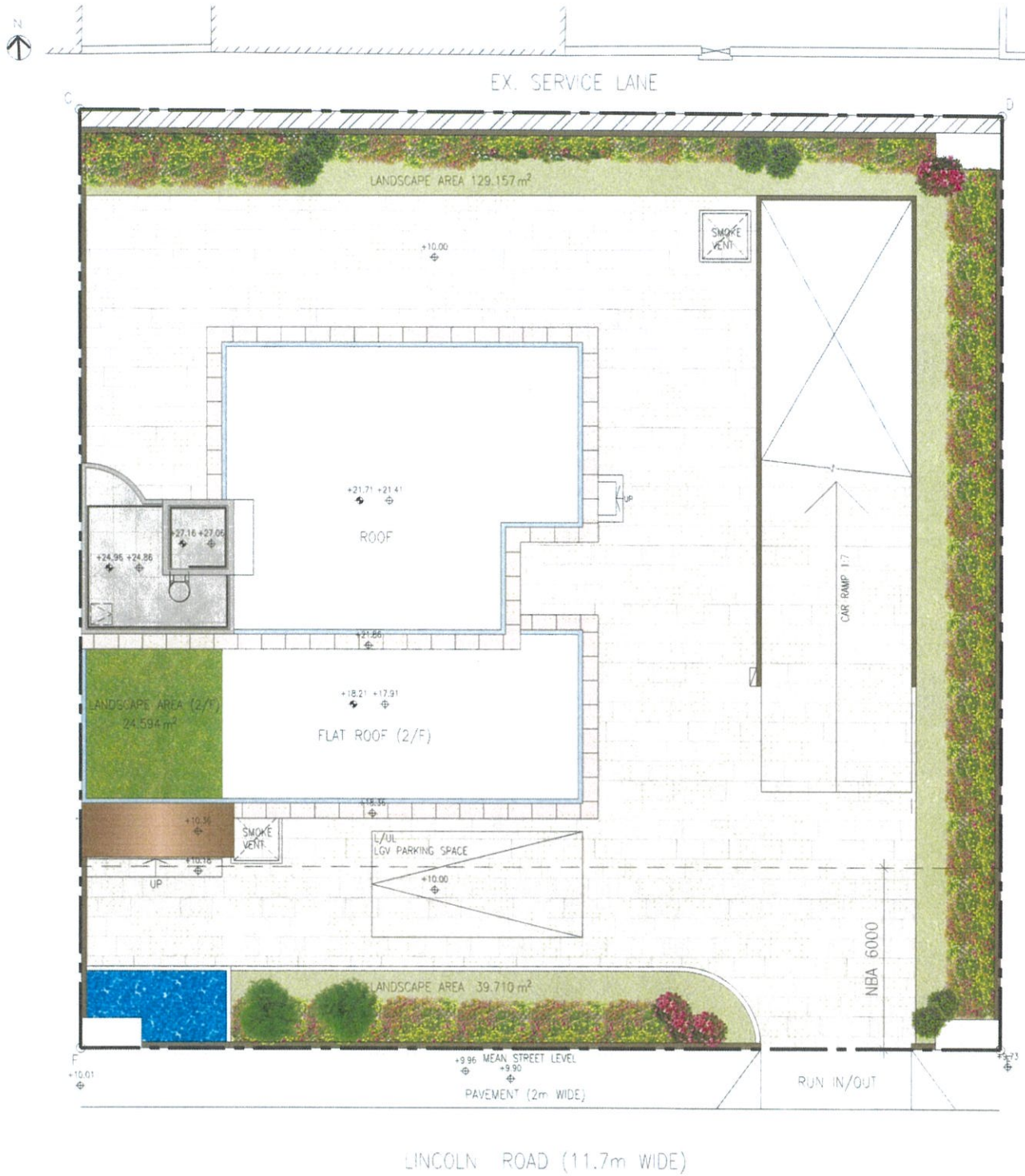
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Appendix 3

Landscape Proposal

3 Lincoln Road, Kowloon Tong (N.K.I.L. 713)



Master Landscape Plan

Planting Schedule

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



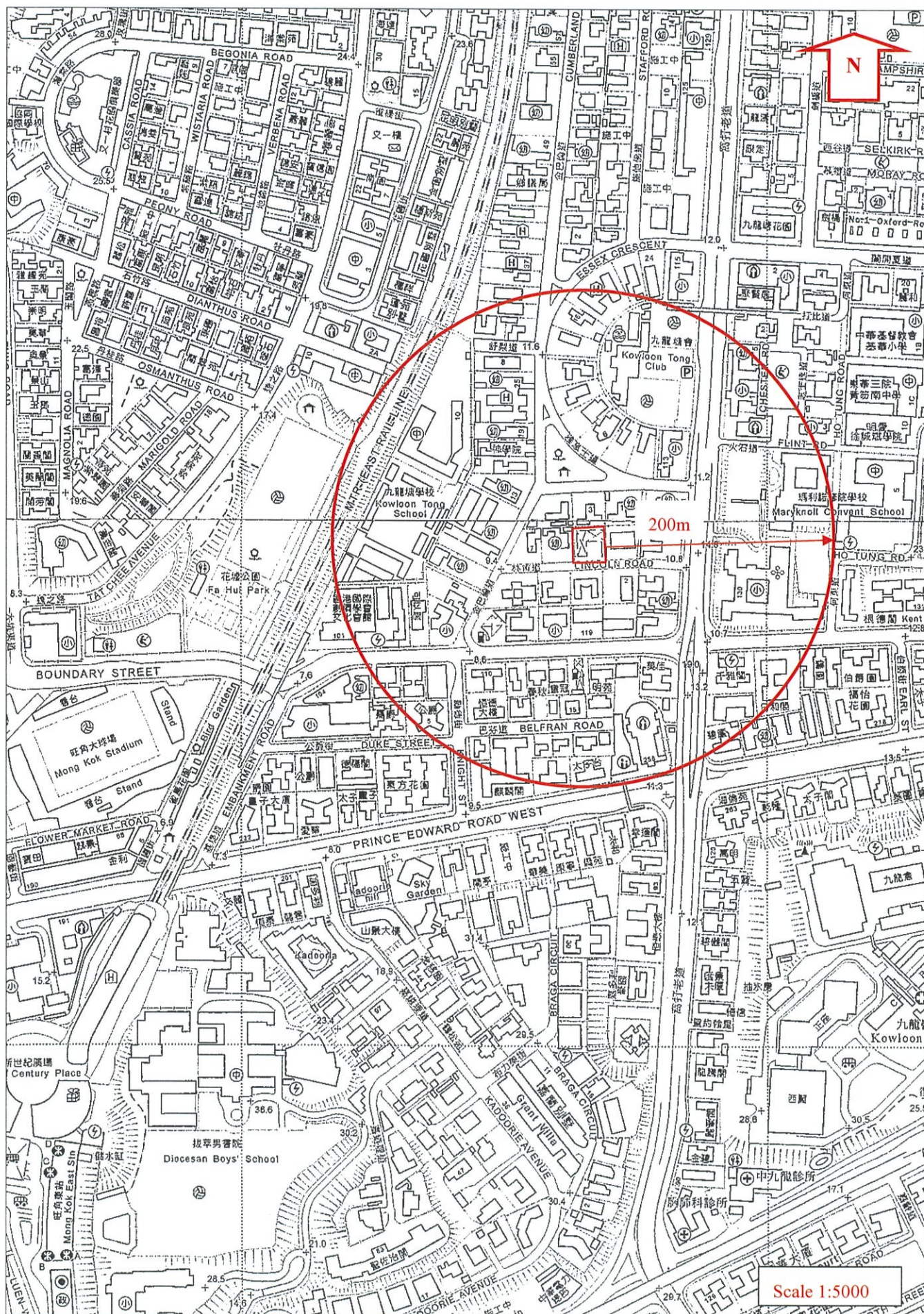
Bougainvillea sp 'mary palmer'
雙色(鴛鴦)三角梅



Hibiscus rosa-sinensis 朱槿

Appendix 4

Indication Plan A



For Identification Only

Appendix 5

Indication Plan B

