

Our Ref.: KW/TPN/2639A/L05

28 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 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 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.

In addition, we would like to clarify the followings:

- (a) the basement area should be 715m² instead of 681.78m², which is mentioned in Para. 5.1 of the planning statement. However, the basement area would be reduced to 689.165m² to minimize the scale of the basement that was mentioned in our previous letter (Ref.: KW/TPN/2639A/L03) dated 17 July 2025;
- (b) there is a stepped terraced design by setting back 2/F of 13.445m 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**;
- (c) the Main Roof Level is 21.86mPD, as shown in the revised Roof Floor Plan with updated Main Roof Level (21.86mPD) at **Appendix 2**;
- (d) 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 3**; and

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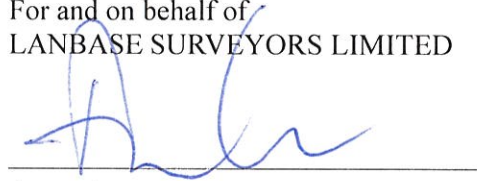
- (e) the greenery area of the alternative scheme without basement (about 64.304m²), which is 66.76% less than the greenery area of the proposed scheme (about 193.461m²). Please see the Comparison Table Greenery Area at **Appendix 4**.

Furthermore, a revised Landscape Proposal is provided at **Appendix 5**. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

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



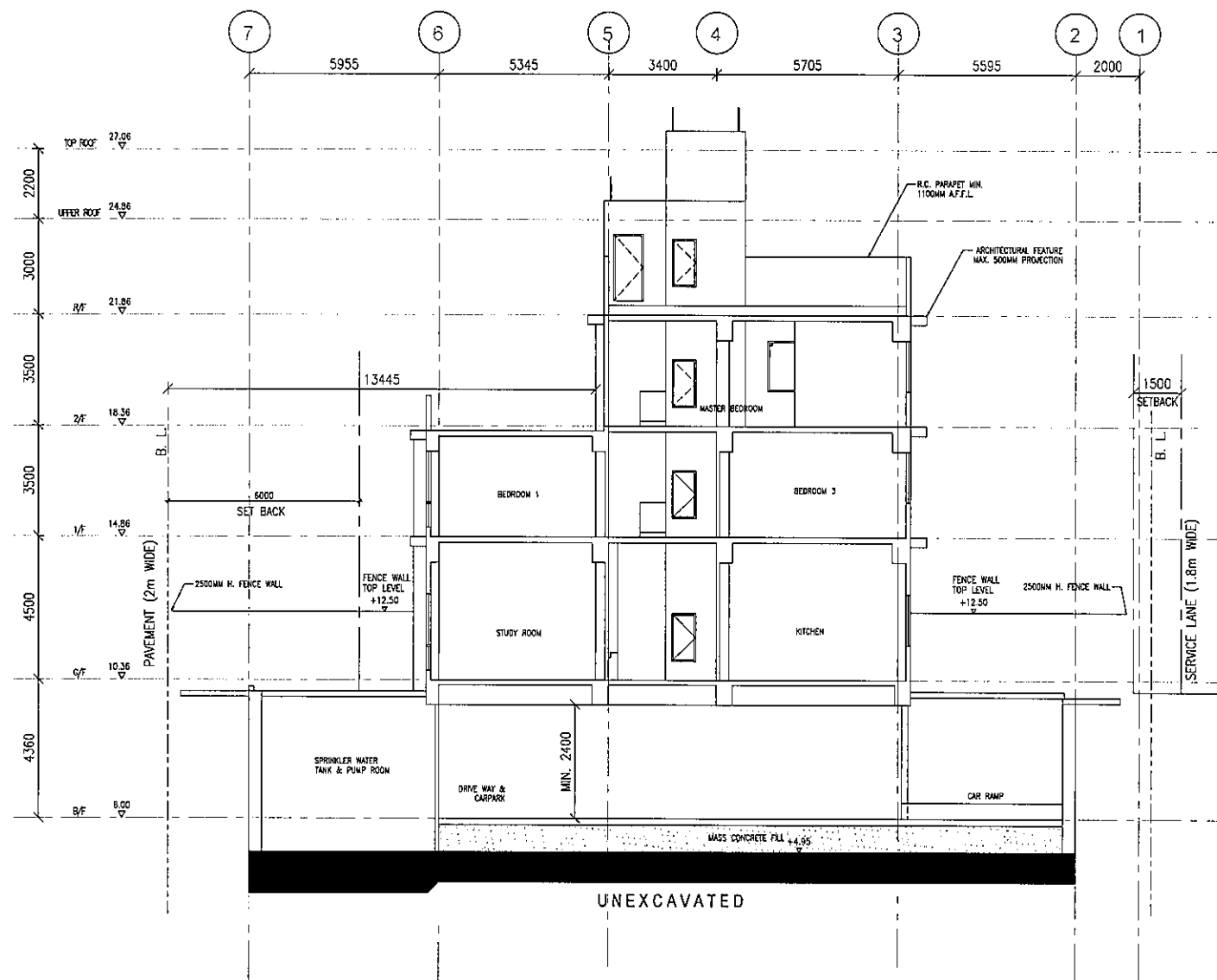
Anson Lee
Encl.
RK/AL

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u>	
	Please find below comments on the subject application from traffic engineering perspective:	
	<u>Revised Plan (with basement)</u>	
(i)	I have no comment on the proposed 3 nos. of ancillary PC parking spaces, 1 no. of visitor PC parking space, and 1 no. of GV loading/unloading bay for the proposed development comprising one single family house with GFA > 160m ² .	Noted.
	<u>Alternative Plan (without basement)</u>	
(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.	Please see the revised G/F Plan for Alternative Scheme with provision of 1 no. of GV loading/unloading bay at Appendix 3 .

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

DRAWING TITLE

SECTION AND CALCULATION

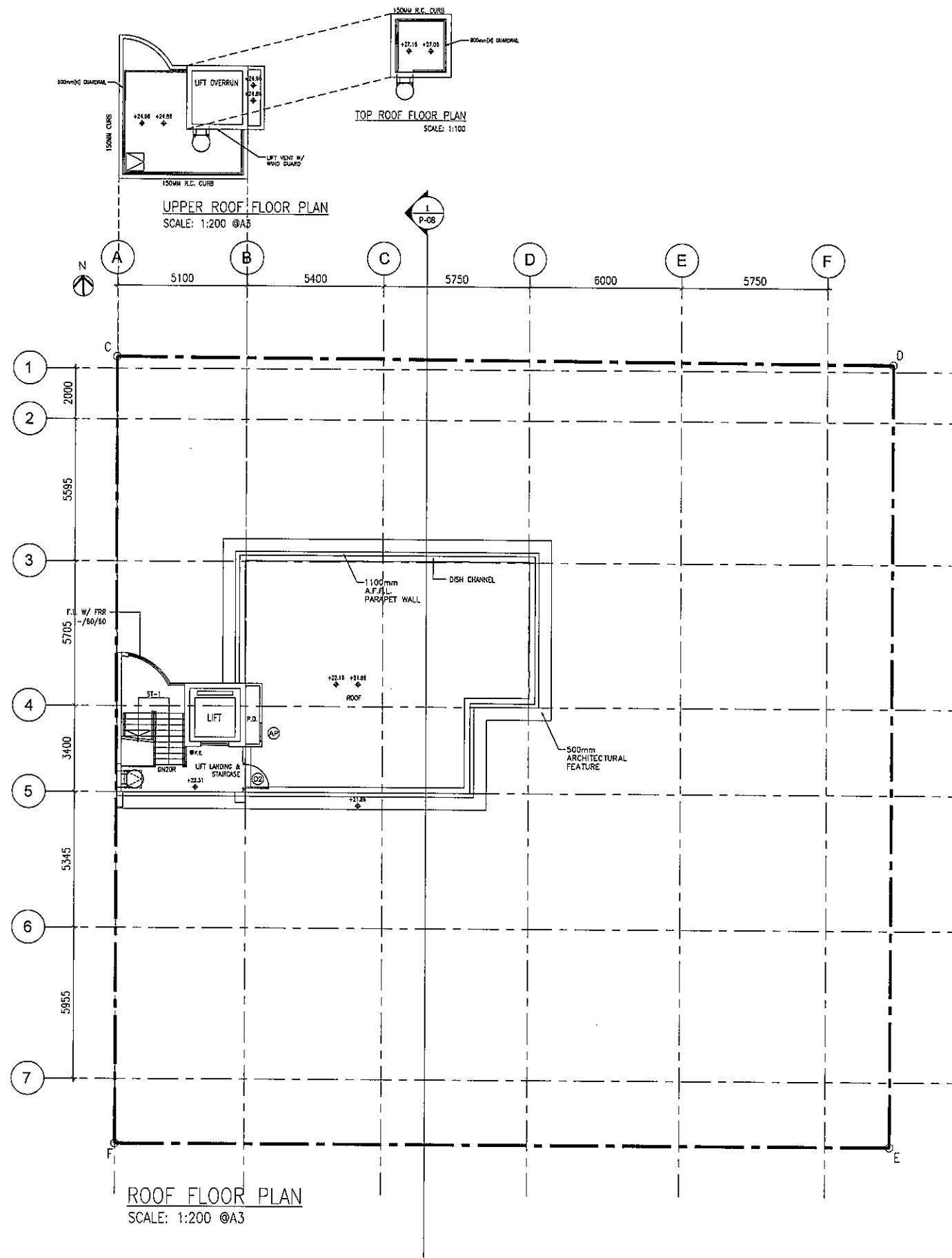
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DWG. NO.	REV.
P-08	A

NOTE

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Appendix 2

Revised Roof Floor Plan of the Proposed Layout Plan



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

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CLIENT(S)

AUTHORIZED PERSON

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

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
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KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

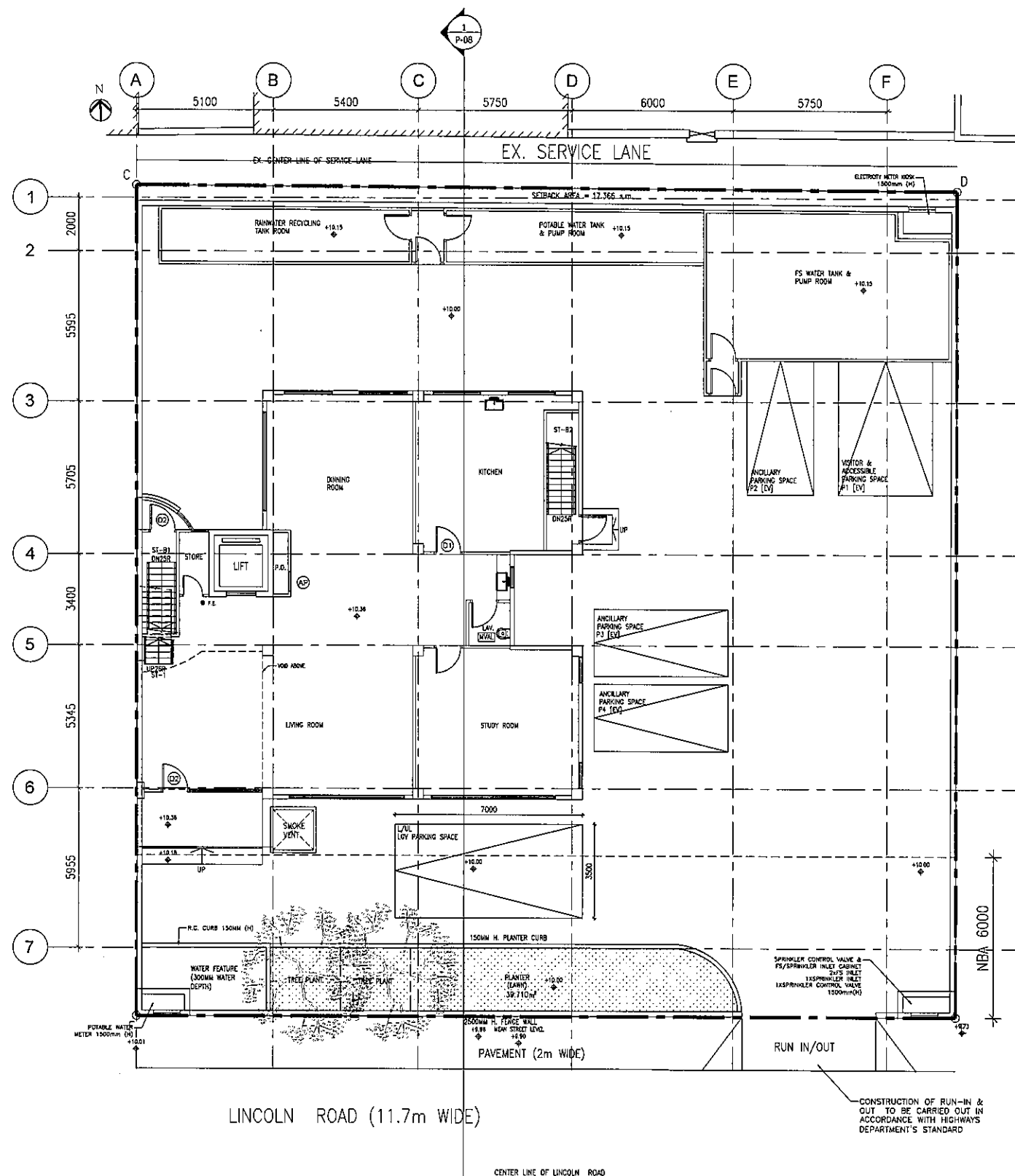
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DWG. NO.	REV.
P-07	A

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Appendix 3

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



GROUND FLOOR PLAN
SCALE: 1:200 @A3

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

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AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/116

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
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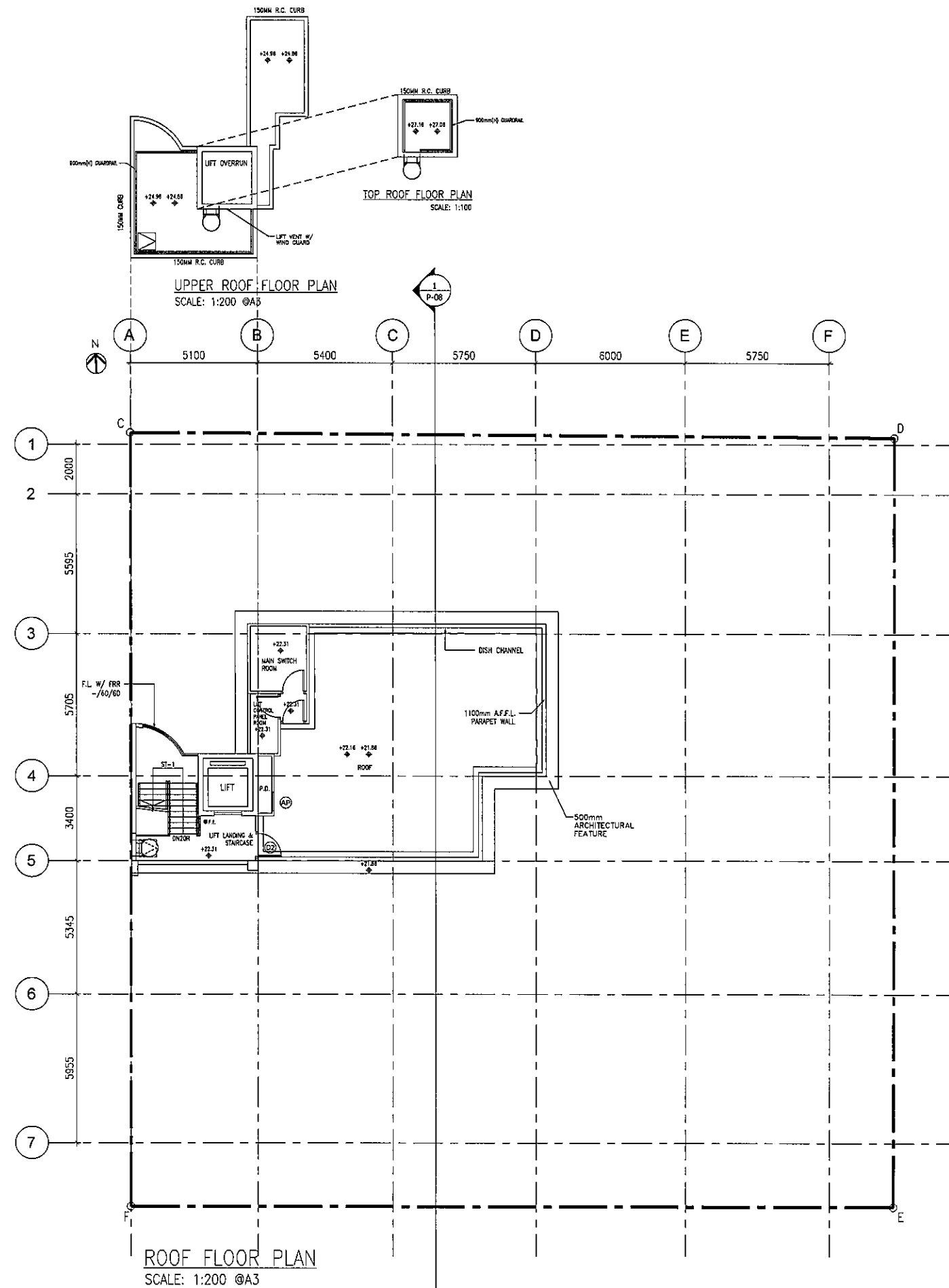
DRAWING TITLE

GROUND FLOOR

DATE	SCALE
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DWG. NO.	REV.
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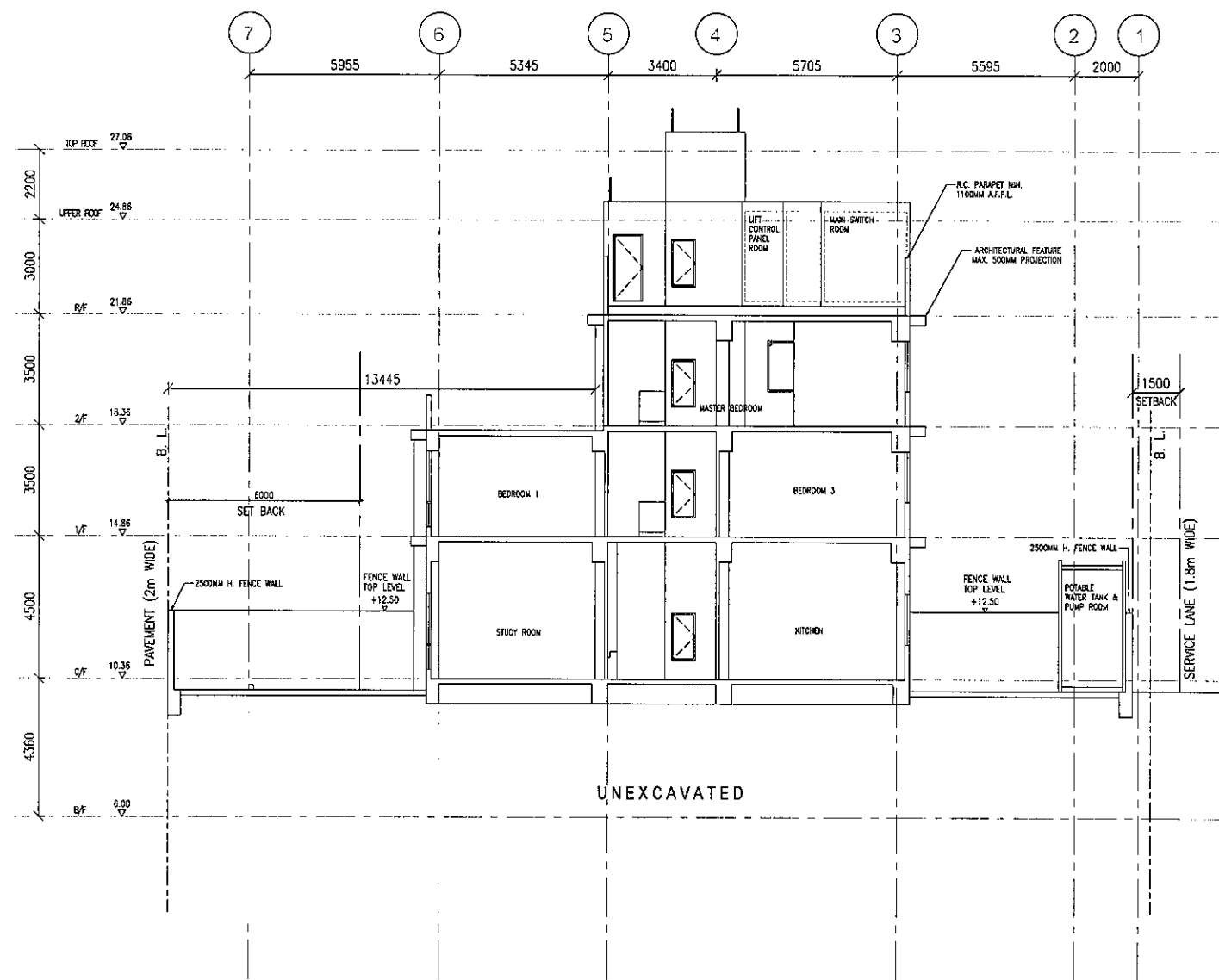
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AUTHORIZED PERSON		
SO CHI WANG MHKIS, RPS(BS) Authorized Person AP(S)1116		
STRUCTURAL ENGINEER		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KOWLOON TONG, KOWLOON (N.K.I.L. 713)		
DRAWING TITLE		
ROOF AND UPPER ROOF FLOOR PLAN		
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DRAWING TITLE

SECTION AND CALCULATION

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Appendix 4

Comparison Table of Greenery Area

Comparison Table of Greenery Area

Greenery Area	Proposed Scheme (a)	Alternative Scheme (b)	Difference (b) – (a)	
				%
Ground Floor	168.867	39.710	-129.157	-76.48%
Second Floor	24.594	24.594	0	-
Total	193.461	64.304	-129.157	-66.76%

Note: The water feature of about 9.494m² on G/F is not counted as greenery area.

Appendix 5

Revised Landscape Proposal

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

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



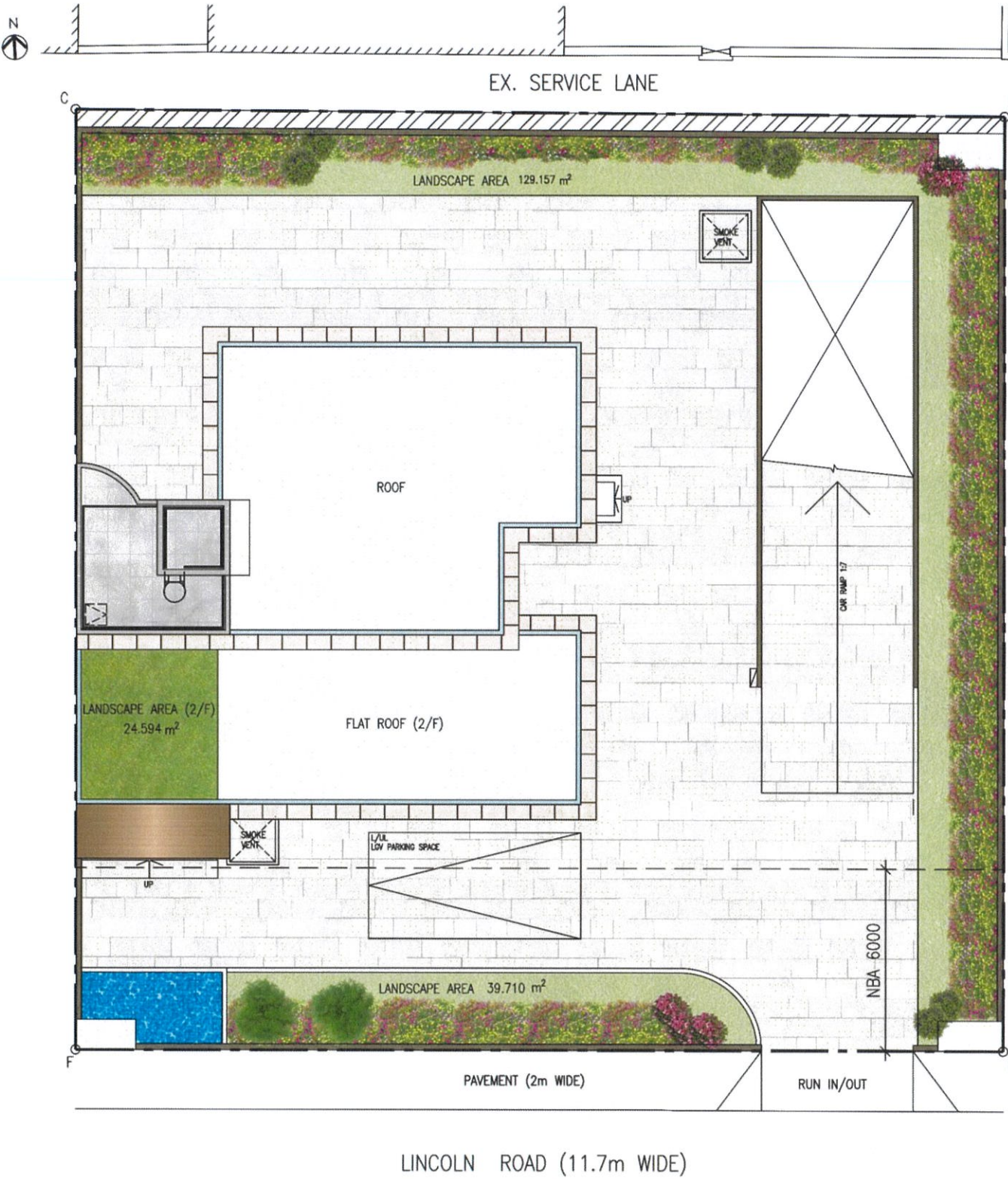
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花葉假連翹



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



Hibiscus rosa-sinensis 朱槿



Master Landscape Plan