

2025年 5月 6日

此文件在收到時，城市規劃委員會
只會收到所有必要的資料及文件後才正式確認收到
此申請。

This document is received on - 6 MAY 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

* Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500651 2/3 by hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/148/349 |
| | Date Received 收到日期 | - 6 MAY 2025 |

- 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)

PINNACLE MANAGEMENT (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. 5 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 714) |
| (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 948.25 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 557.02 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 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | APPROVED KOWLOON TONG OUTLINE ZONING PLAN (OZP) NO. S/K18/21 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | RESIDENTIAL (GROUP C)(1) |
| (f) Current use(s) 現時用途 | VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|--|
| No. of "Current Land Owner(s)" 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

| (i) Floor Type(s)/application 供第(i)類申請 | | | |
|--|--|---------------------|----------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | Number of units involved 涉及單位數目 | | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 □About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 □About 約 |
| | Total 總計 | | sq.m 平方米 □About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | |
|--|---|
| (a) Operation involved 涉及工程 | <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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p> |
| (b) Intended use/development 有意進行的用途/發展 | |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | |
|---|--|---|---------------------------|---|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

(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 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 | 557.02 | |
| Proposed plot ratio 擬議地積比率 | Not more than 0.6 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 23.24 | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 4 | |
| | | <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 | 25.36 | <input checked="" type="checkbox"/> About 約 |
| | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | |

☒ Domestic part 住用部分

GFA 總樓面面積 557.02 sq. m 平方米 ☒ About 約
 number of Units 單位數目 1
 average unit size 單位平均面積 557.02 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)

.....

☐ 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 | Study Room / Living Room / Dining Room / Kitchen |
| ..... | 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

... 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)

3/2029

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)) <u>LINCOLN ROAD</u> <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 <u>2</u> 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 <u>1</u> _____ <input type="checkbox"/> |
| 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 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 _____ 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) _____ _____ <input checked="" type="checkbox"/> |

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.

如需要的話，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。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>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?</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>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。)</p> | <p>Yes 是 No 否</p> | <p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....715..... 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</p> <p>PLEASE REFER TO DWG. NO. P-02 OF APPENDIX 4 OF PLANNING STATEMENT</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>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(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

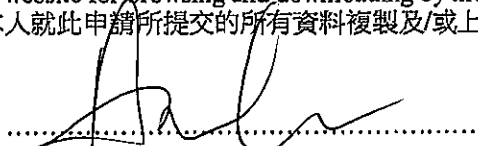
PLEASE REFER TO PLANNING STATEMENT

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


ANSON LEE

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TOWN PLANNER

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 PIA.....



on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

21 MAR 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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. 5 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 714) | | |
| Site area 地盤面積 | 948.25 | 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 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 | 557.02 <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 | 23.24 <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 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) <u>Accessible Visitor Car Parking Space</u> | 3 2 1 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | |

| 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"/> |
| <u>Tong Outline Zoning Plan</u> | | |
| 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"/> |
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

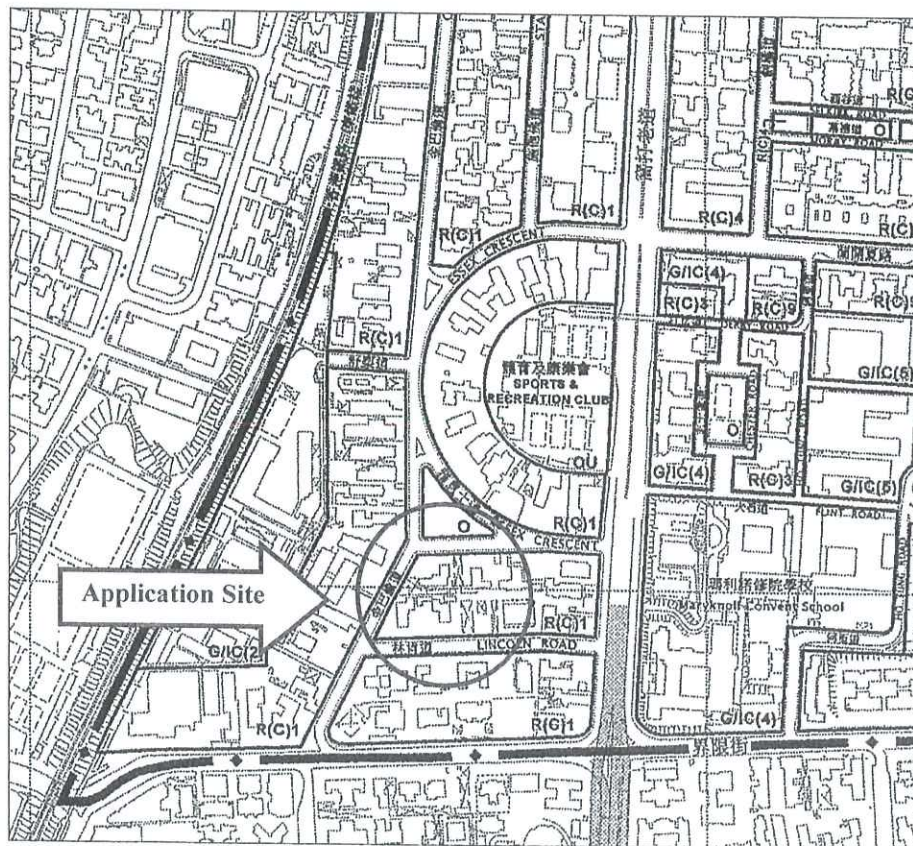
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**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

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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, MGW 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

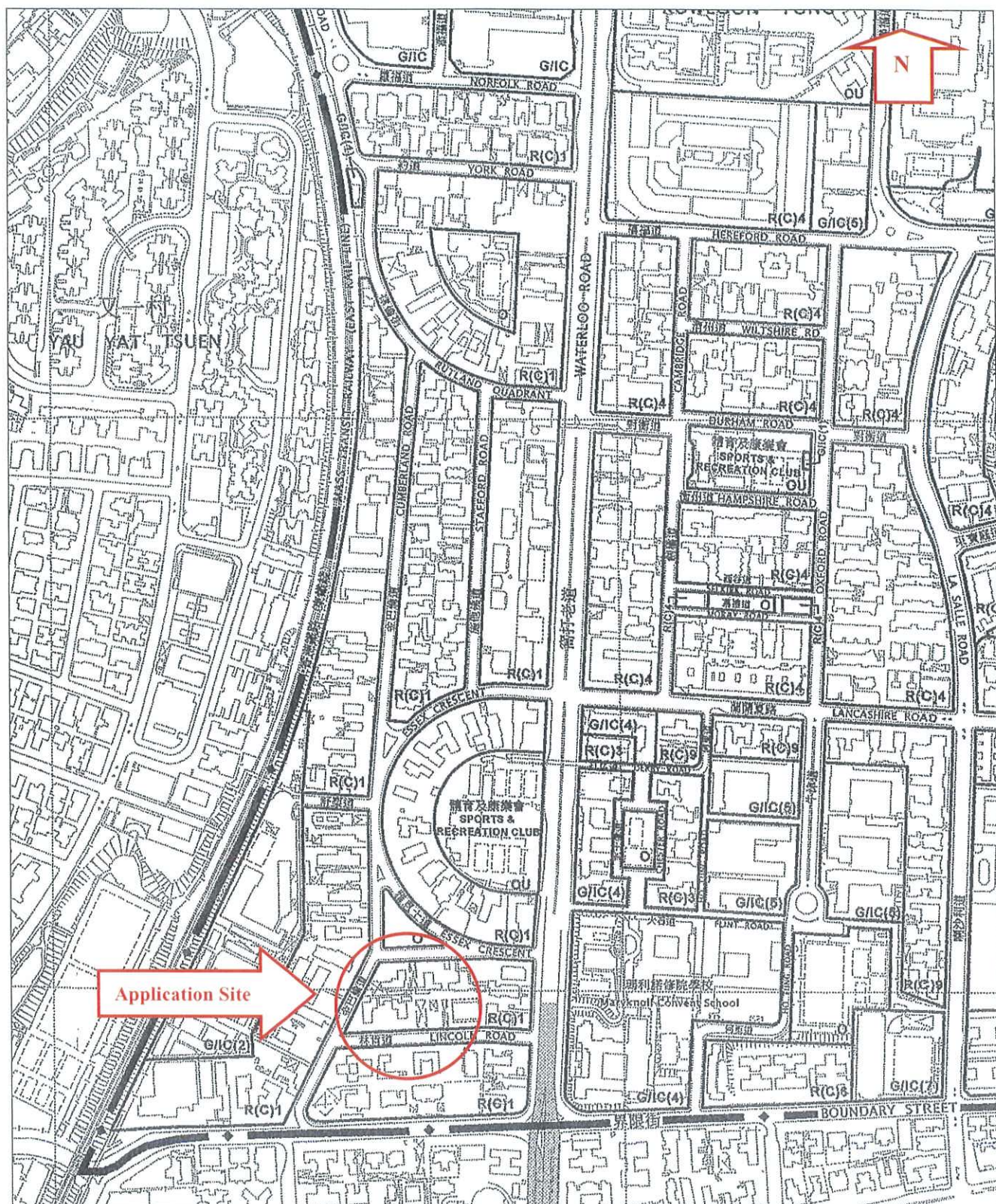
- 7.1 This planning application is to seek planning permission under Section 16 of Town Planning Ordinance for a minor relaxation of building height restriction to allow 1 storey at basement for car parking spaces and ancillary plant rooms in a residential house development at No. 5 Lincoln Road (NKIL 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)

| <p>Column 1 Uses always permitted</p> | <p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p> |
|---|---|
| <p>Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project</p> | <p>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</p> |

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)

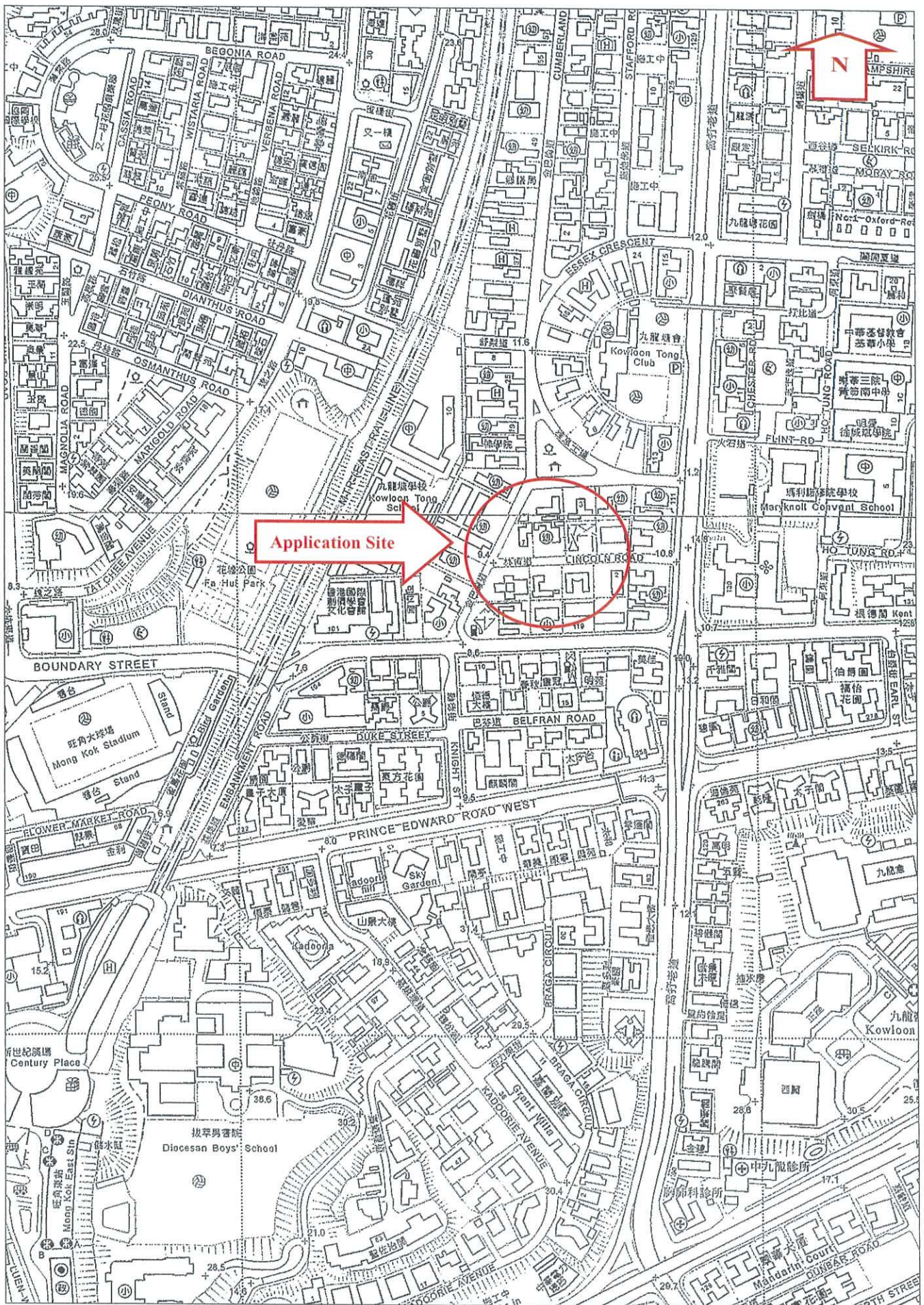
RESIDENTIAL (GROUP C) (Cont'd)

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

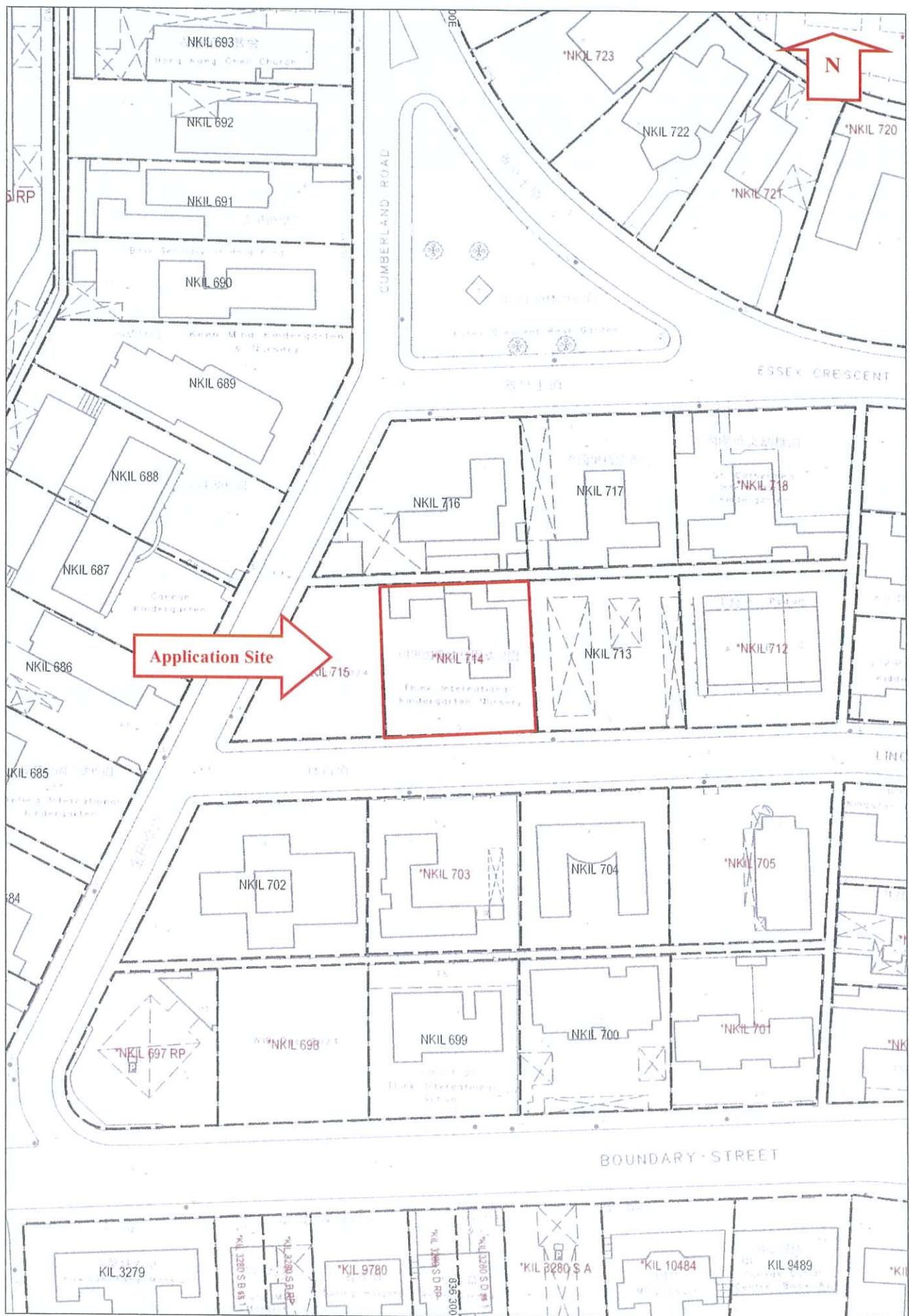
Location Plan



For Identification Only

APPENDIX 3

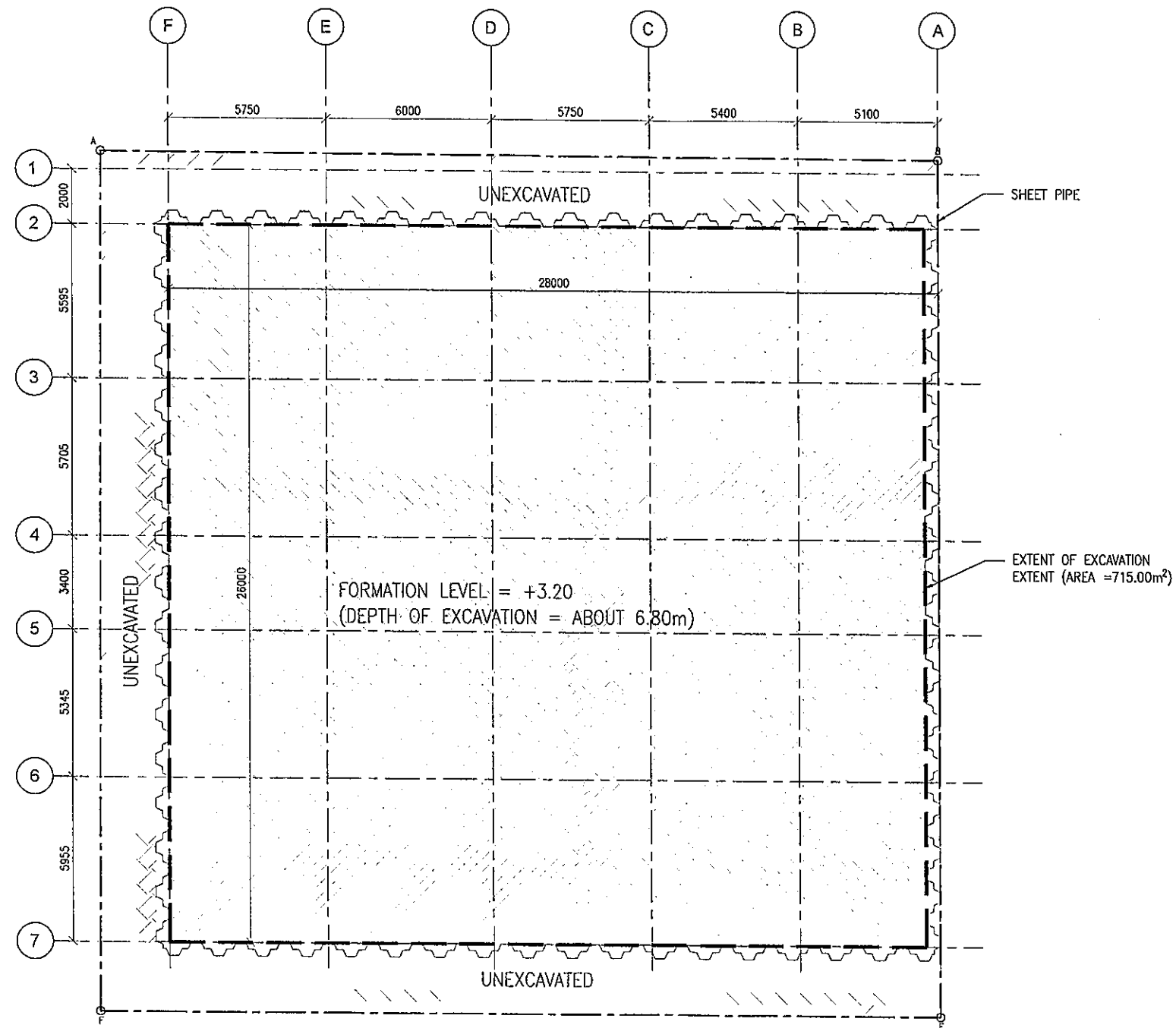
Lot Index Plan



For Identification Only

APPENDIX 4

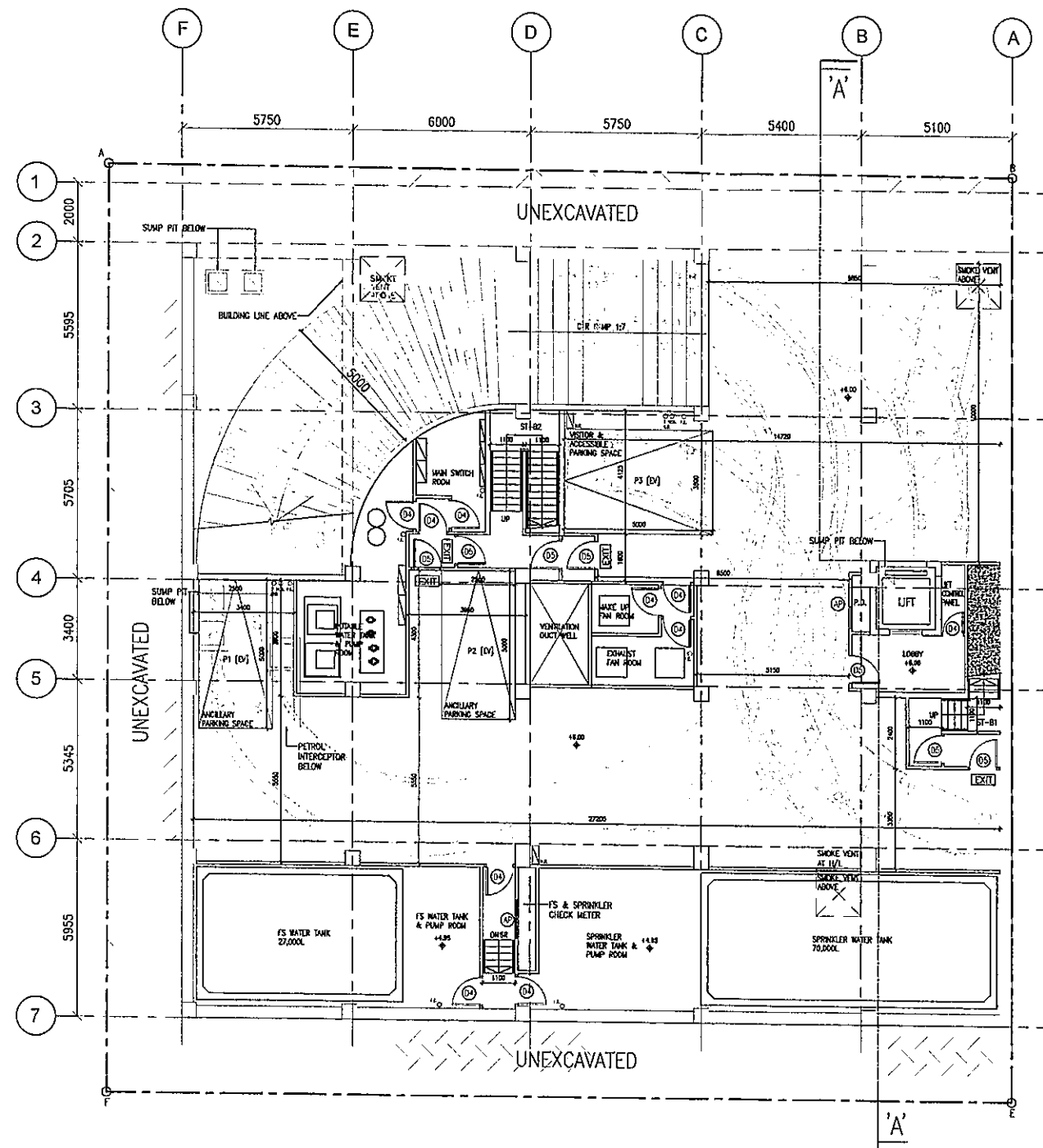
Proposed Layout Plans



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) | | |
| DRAWING TITLE | | |
| PLAN FOR EXCAVATION EXTENT | | |
| DATE | SCALE | |
| 13 MAR 2025 | AS SHOWN | |
| DRAWN | CHECKED | |
| BW | ML | |
| DWG. NO. | REV. | |
| P-02 | 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. | | |



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

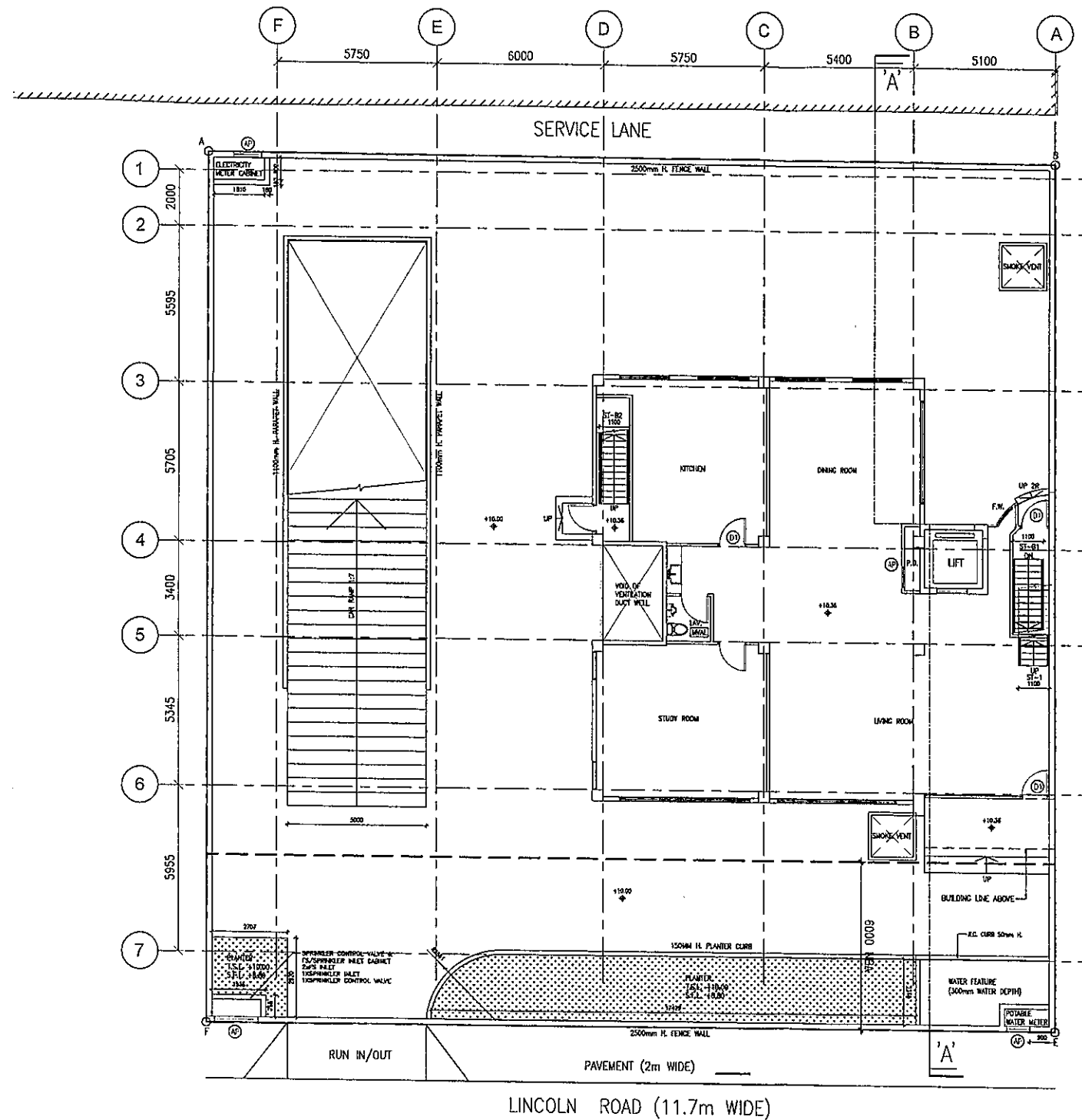
| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

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| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| P-03 | A |

NOTE

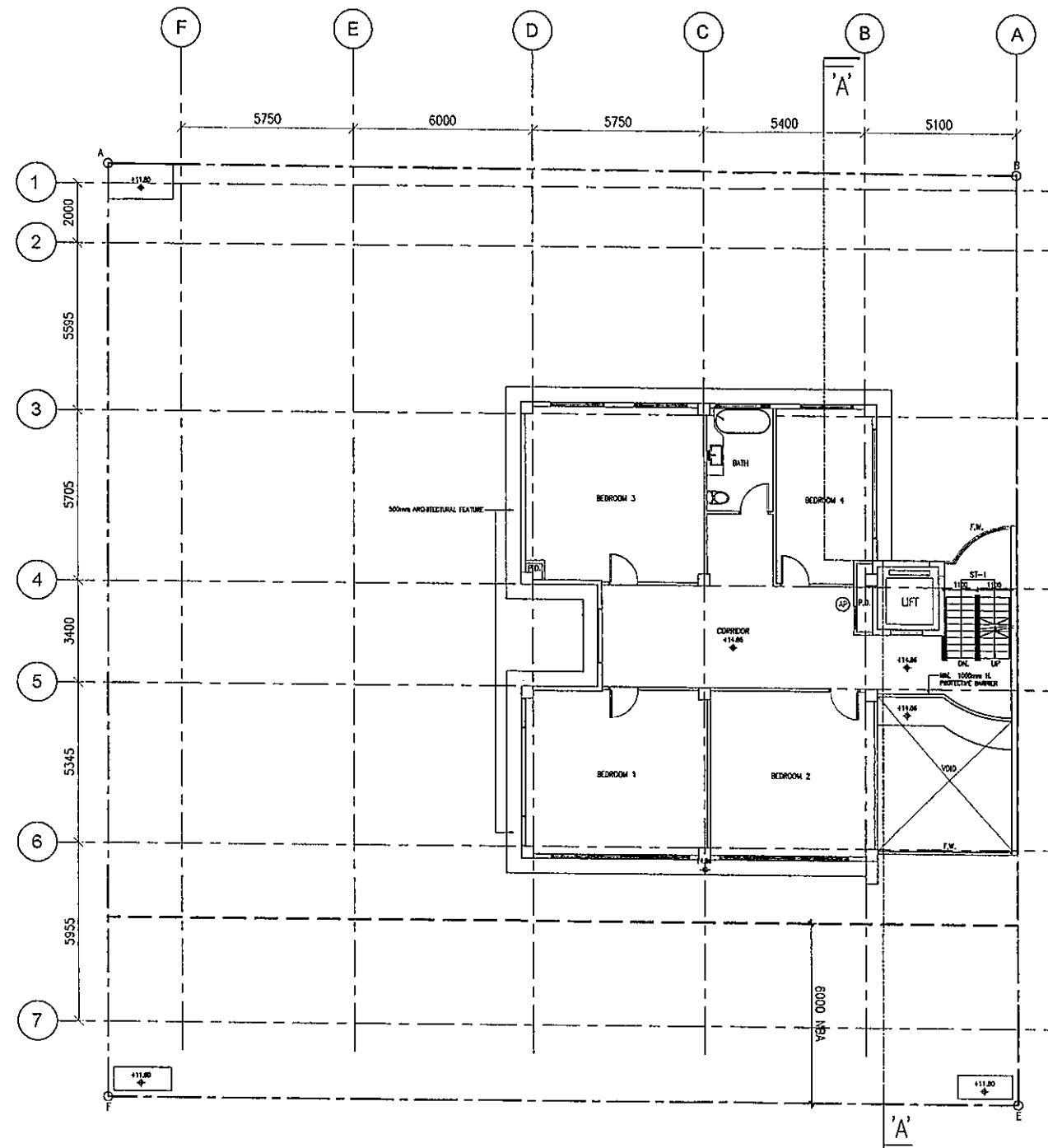
ALWAYS VERIFY MEASUREMENTS AND
DETAILS ON SITE. DO NOT ATTEMPT TO
RE-SCALE DRAWING. ALL MATTERS SHOWN IN
THIS DRAWING(S) ARE AND WILL FOREVER
REMAIN THE PROPERTY OF THE FIRM AND/OR
ITS AFFILIATIONS.



GROUND 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 FEB 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, KWLOON TONG, KOWLOON (N.K.I.L. 713) | | |
| DRAWING TITLE | | |
| GROUND FLOOR PLAN | | |
| DATE | SCALE | |
| 13 MAR 2025 | AS SHOWN | |
| DRAWN | CHECKED | |
| BW | ML | |
| DWG. NO. | REV. | |
| P-04 | 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. | | |



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

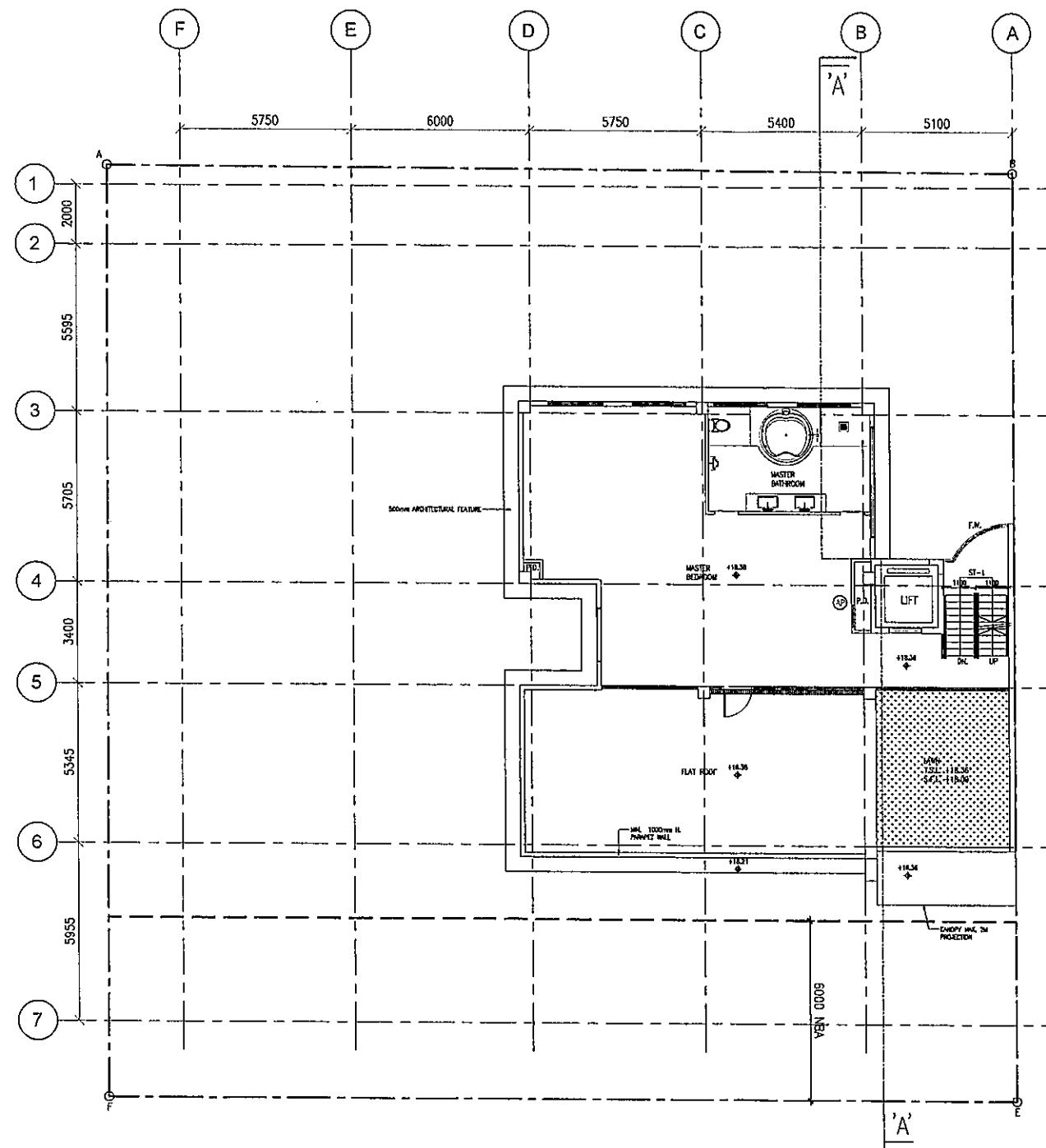
PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

FIRST FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| SW | ML |
| DWG. NO. | REV. |
| P-05 | 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.



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

SOCHI 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)

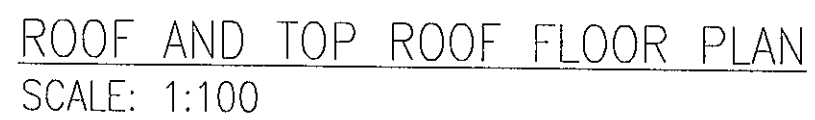
DRAWING TITLE

SECOND FLOOR PLAN

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

NOTE

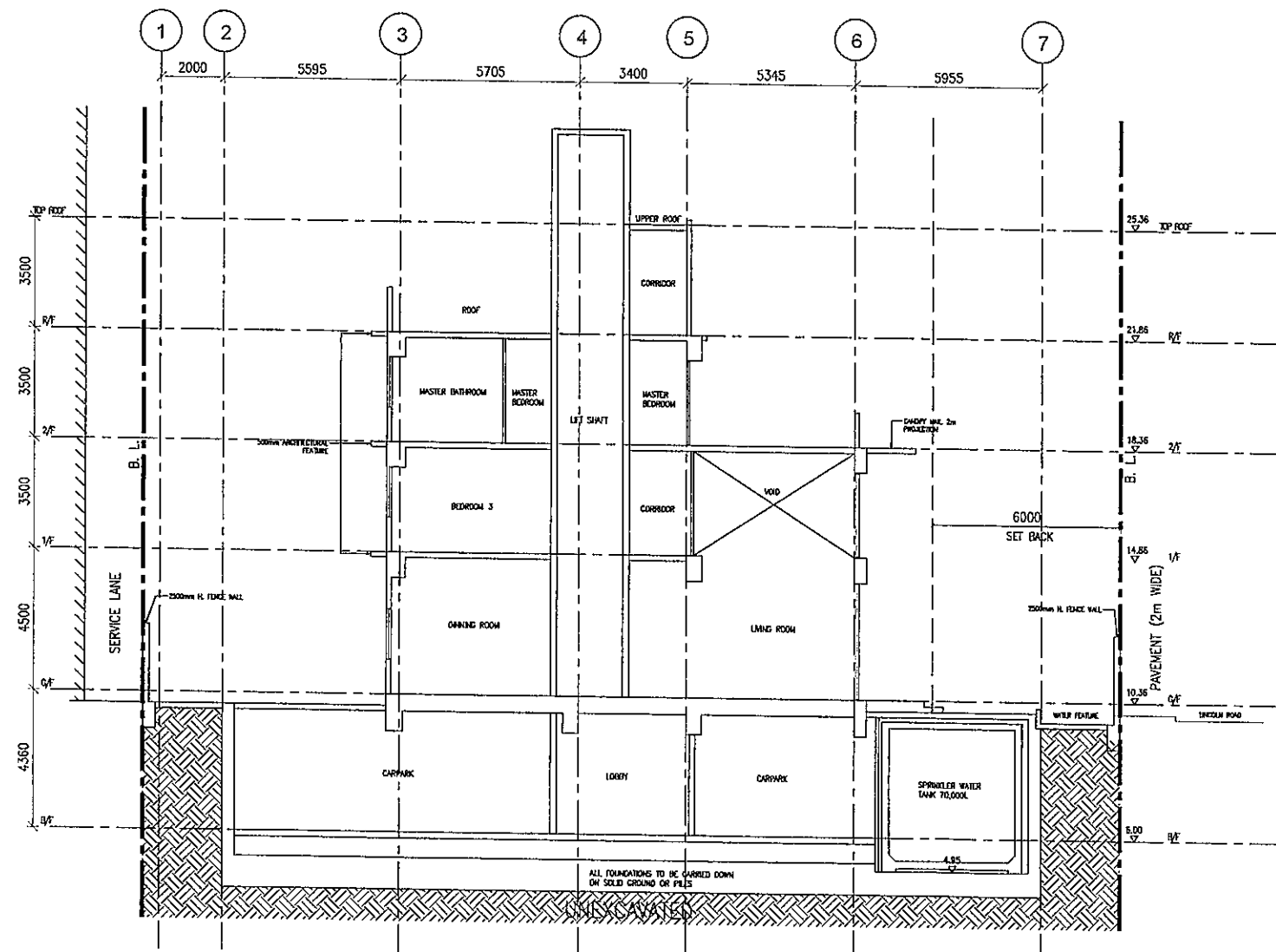
ALWAYS VERIFY MEASUREMENTS AND
DETAILS ON SITE. DO NOT ATTEMPT TO
RE-SCALE DRAWING. ALL MATTERS SHOWN IN
THIS DRAWING(S) ARE AND WILL FOREVER
REMAIN THE PROPERTY OF THE FIRM AND/OR
ITS AFFILIATIONS.



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.

| 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 | = 674.85 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 2025 |
| CLIENT(S) | | |
| AUTHORIZED PERSON | | |
| SO CHI WANG MHK15, RPS(BS) Authorized Person AP(S) 1/16 | | |
| STRUCTURAL ENGINEER | | |
| PROJECT TITLE | | |
| PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWOLOON 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 | | |
| 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. | | |

APPENDIX 5

Site Photos

Site Photos

Application Site



This document is received on - 2 JUN 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/zh/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500945 2/5 by hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/148/350 |
| | Date Received 收到日期 | - 2 JUL 2025 |

- 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 樓及新界沙田上禾輋路 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 535.05 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 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | APPROVED KOWLOON TONG OUTLINE ZONING PLAN (OZP) NO. S/K18/21 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | RESIDENTIAL (GROUP C)(1) |
| (f) Current use(s) 現時用途 | VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|--|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s);
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|----------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Total 總計 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | |
|--|---|
| (a) Operation involved 涉及工程 | <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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p> |
| (b) Intended use/development 有意進行的用途/發展 | |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | |
|---|---|---|---------------------------|---|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第(iv)類用途

- (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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類用途

(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 | 535.05 | |
| Proposed plot ratio 擬議地積比率 | Not more than 0.6 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 23.31 | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 4 | |
| | | <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 | <input checked="" type="checkbox"/> About 約 |
| | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | |

☒ Domestic part 住用部分GFA 總樓面面積 ..535.05..... sq. m 平方米 ☒ About 約

number of Units 單位數目1.....

average unit size 單位平均面積 ..535.05.....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..... |Study Room / Living Room / Dining Room / Kitchen..... |
| ..... | .....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

...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)) <u>LINCOLN ROAD</u> <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 <u>2</u> 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 <u>1</u> _____ <input type="checkbox"/> |
| 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 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 _____ 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) _____ _____ <input checked="" type="checkbox"/> |

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.

如需要的話，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? | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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。) | Yes 是 No 否 | <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 715 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 <input type="checkbox"/> PLEASE REFER TO DWG. NO. P-02 OF APPENDIX 4 OF PLANNING STATEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> 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(倘可) | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

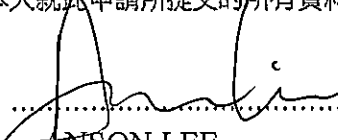
PLEASE REFER TO PLANNING STATEMENT

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


ANSON LEE

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

- 2 MAY 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^⑥

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

⑥ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

| 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 | 535.05 <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 | 23.31 | | <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 | 3 |
| | 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 | 2 1 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | |
| | 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | |

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) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon | | |
| 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 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

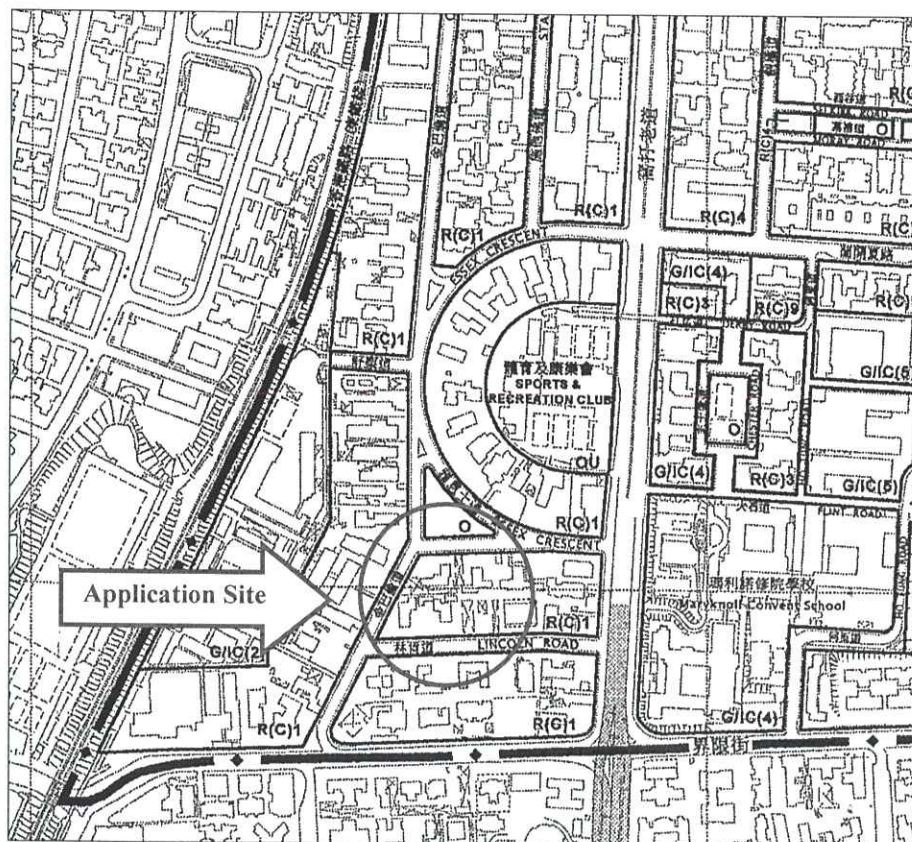
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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

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
No. 3 Lincoln Road, Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 713)

PLANNING STATEMENT



Prepared by

LANBASE Surveyors Ltd.

April 2025

EXECUTIVE SUMMARY

This planning statement is prepared in support of a S16 planning application for a 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 (NKIL 713) in Kowloon Tong, Kowloon.

The Application Site (“the Site”) has a site area of about 945.28m². 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3號(新九龍內地段713號)的略為放寬建築物高度限制申請以增設地庫樓層，作停車場及附屬機房用途，以支援擬議已准許的住宅屋宇發展。

申請地點佔地約945.28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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LIST OF APPENDICES

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| Appendix 2 | Location Plan |
| Appendix 3 | Lot Index Plan |
| Appendix 4 | Proposed Layout Plans |
| Appendix 5 | Site Photos |

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) is No. 3 Lincoln Road (New Kowloon Inland Lot No. 713) (“NKIL 713”) 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, Column Investment Group (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. 3 Lincoln Road (New Kowloon Inland Lot No. 713) (“NKIL 713”) in Kowloon Tong, Kowloon directly abutting Lincoln Road at its south. It has a site area of about 945.28m². Please refer to Location Plan at **Appendix 2** and Lot Index Plan at **Appendix 3**.

2.2 Site Condition

The Site is currently vacant. Please refer to Site Photos at **Appendix 5** for reference.

2.3 Lease Particulars

The lease of NKIL 713 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 681.78m² 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 945.28m ² |
| Plot Ratio | Not more than 0.6 |
| Site Coverage | About 23.31% |
| Gross Floor Area | About 535.05m 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 | Garden / Study Room / Living Room / Dining Room / Kitchen |
| 1/F | Bedrooms |
| 2/F | Bedrooms / Flat Roof |
| R/F to TR/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 |
|---|-------------|--|-----------------|---------------|
| I | 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, MGW 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

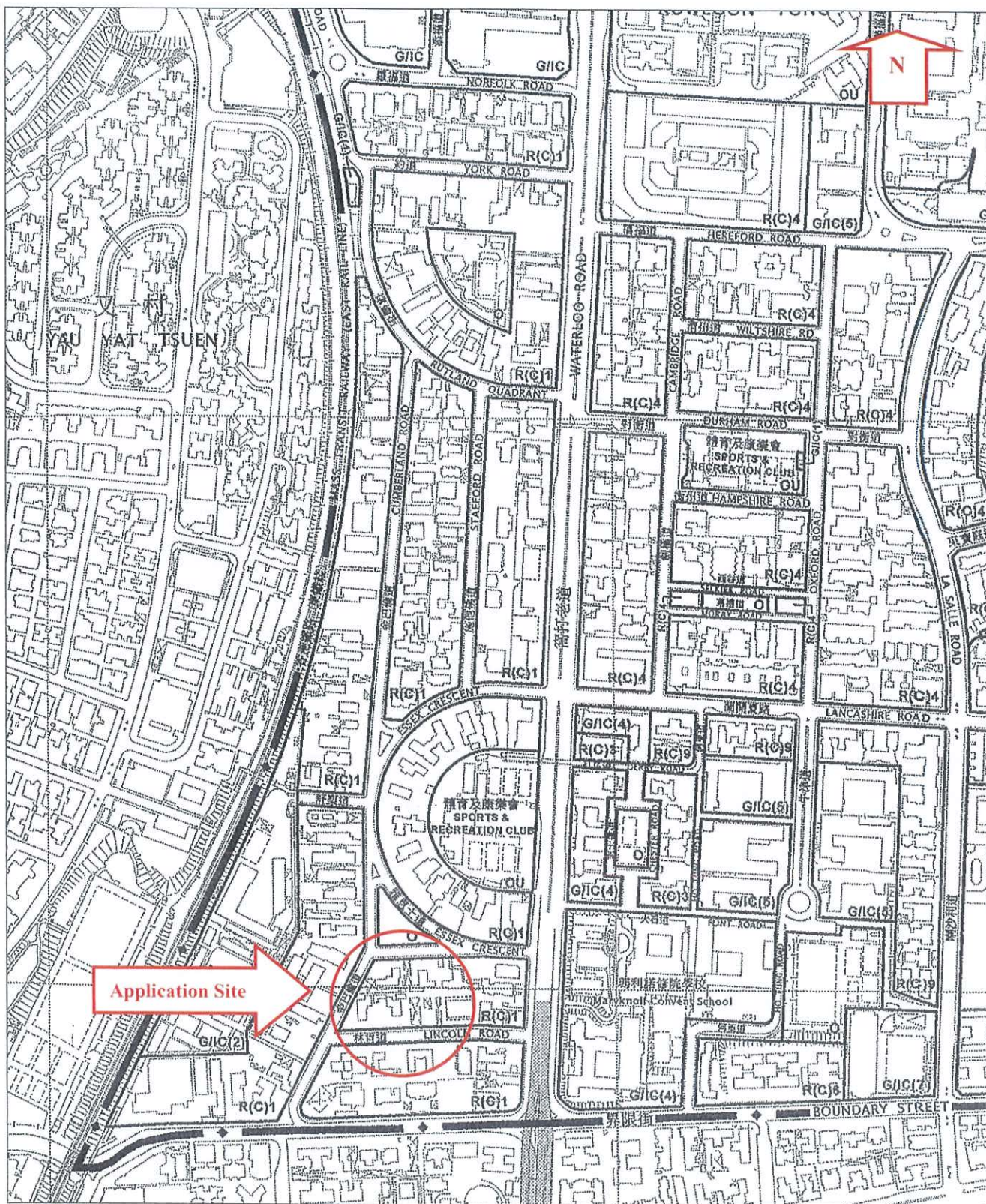
- 7.1 This planning application is to seek planning permission under Section 16 of Town Planning Ordinance for a minor relaxation of building height restriction to allow 1 storey at basement for car parking spaces and ancillary plant rooms in a residential house development at No. 3 Lincoln Road (NKIL 713) 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)

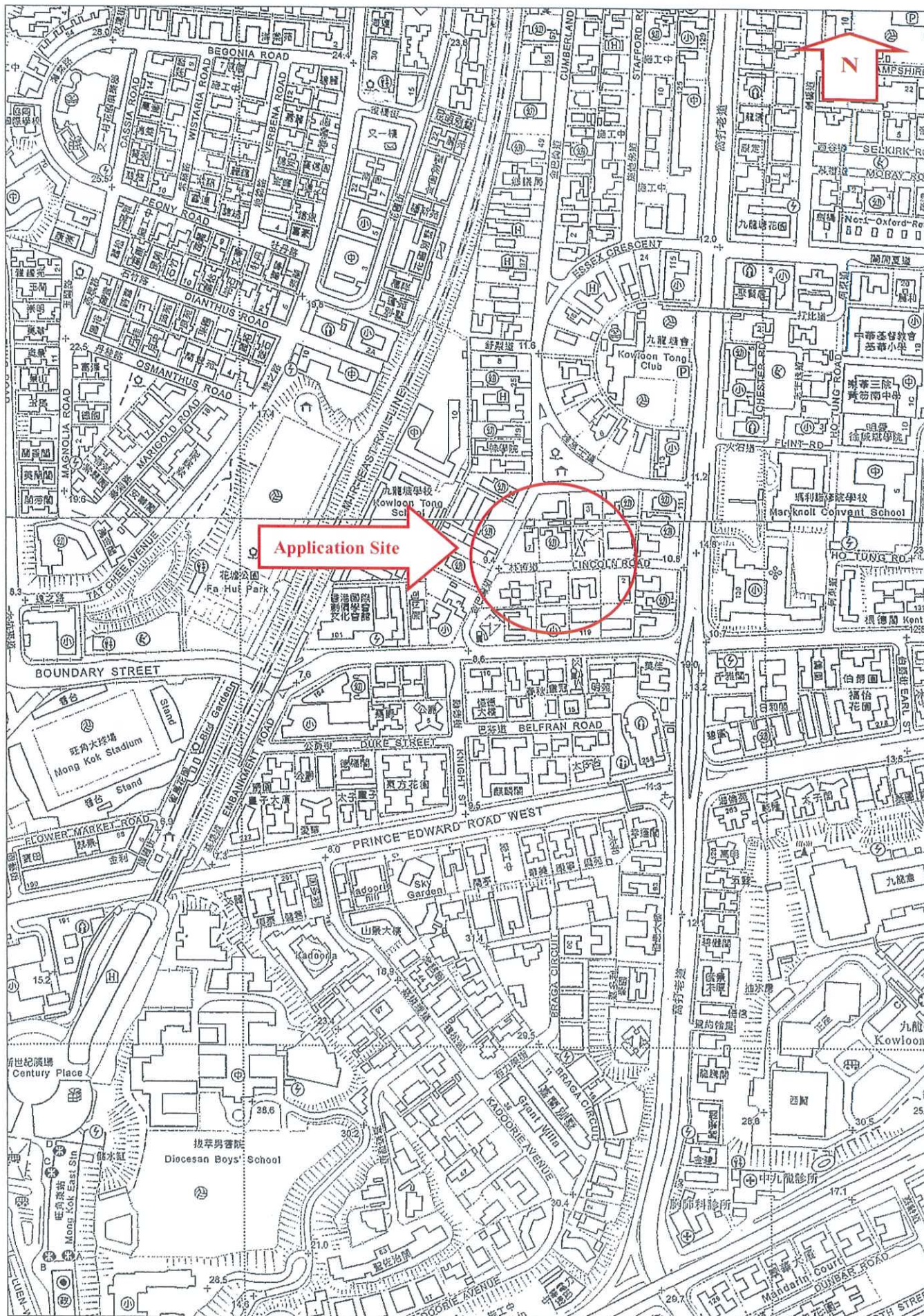
RESIDENTIAL (GROUP C) (Cont'd)

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



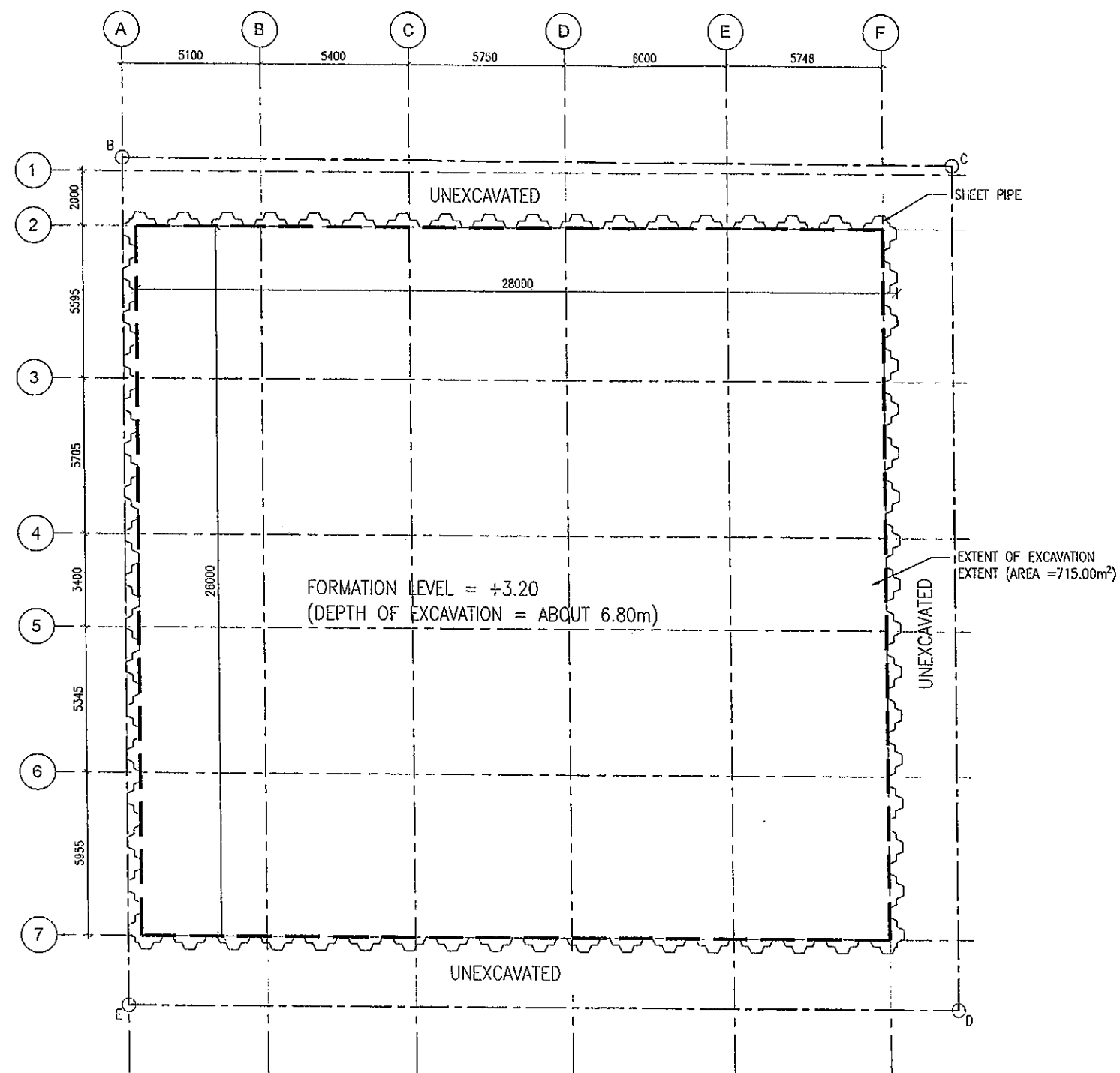
For Identification Only

APPENDIX 3

Lot Index Plan

APPENDIX 4

Proposed Layout Plans



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 | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
UNRIS, FPS(S)
Authorized Person AP(S) 1/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

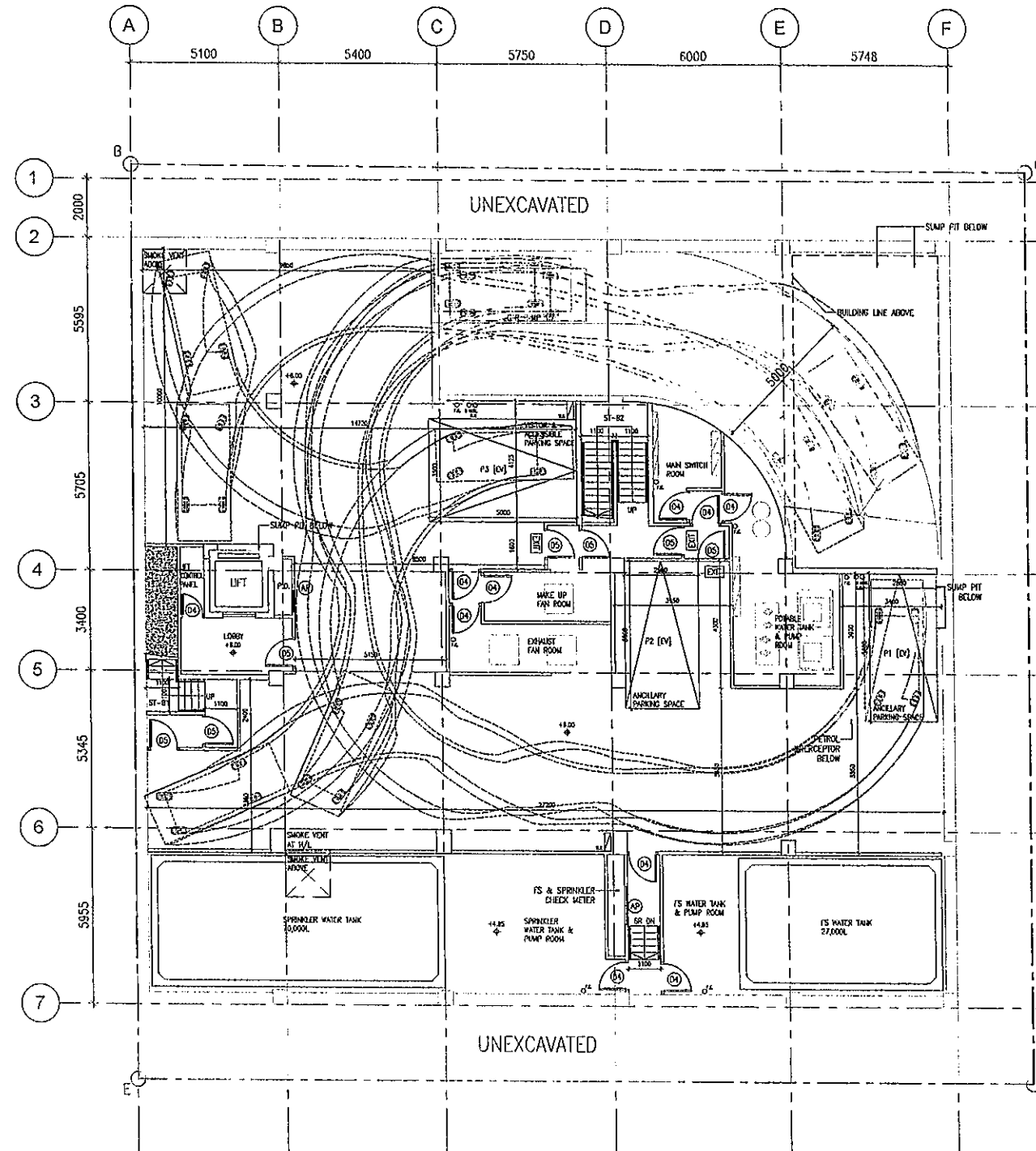
DRAWING TITLE

PLAN FOR EXCAVATION EXTENT

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-02 | A |

NOTE

ALWAYS VERIFY MEASUREMENTS AND
DETAILS ON SITE. DO NOT ATTEMPT TO
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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 | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MRHS, RPS(RS)
Authorized Person AP(S) 1/18

STRUCTURAL ENGINEER

PROJECT TITLE

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

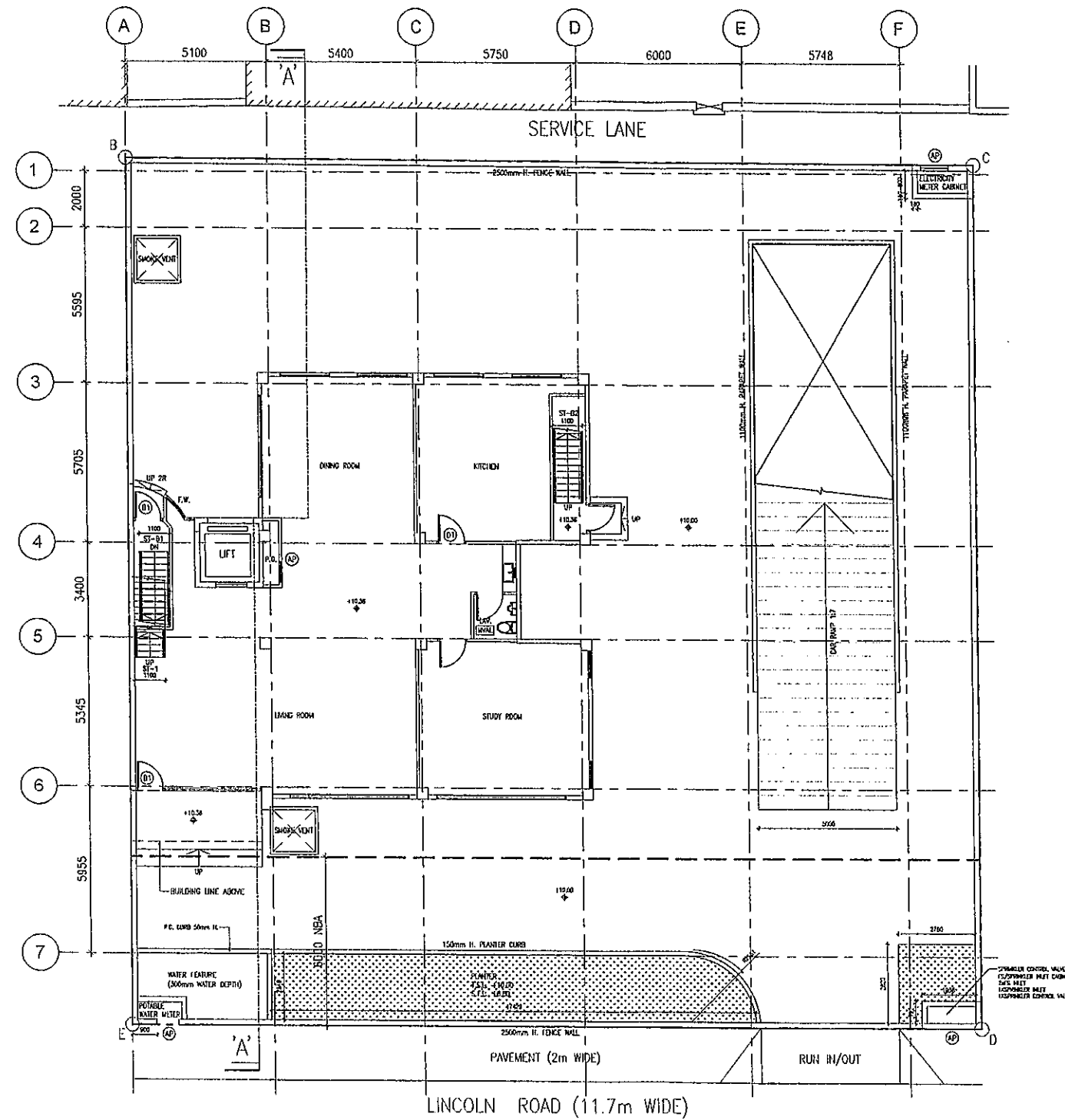
DRAWING TITLE

BASEMENT FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-03 | A |

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GROUND 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 | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CH WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/18

STRUCTURAL ENGINEER

PROJECT TITLE

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

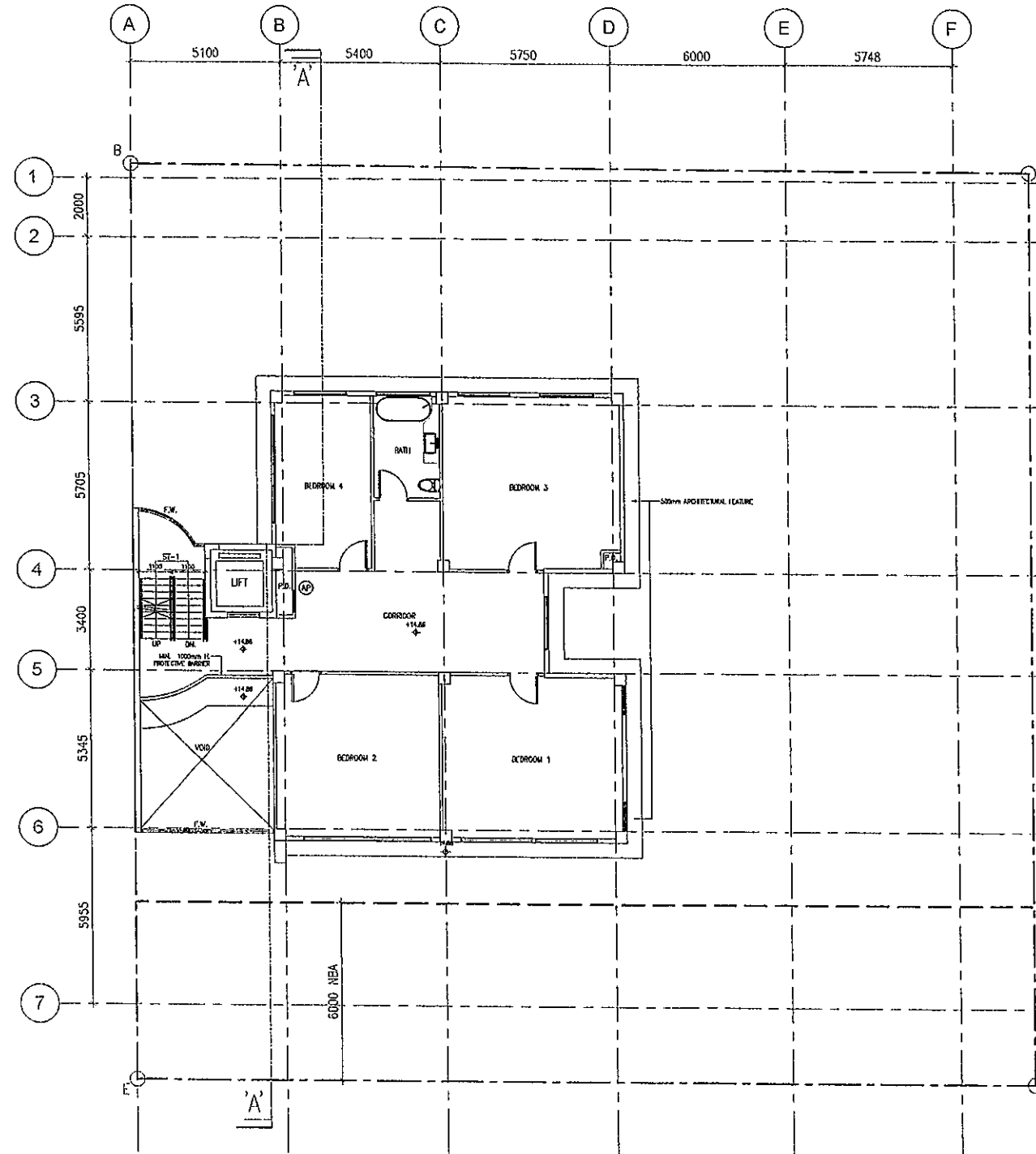
DRAWING TITLE

GROUND FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-04 | A |

NOTE

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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 | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
M.SIS, RPS(S)
Authorized Person AP(S) 1/15

STRUCTURAL ENGINEER

PROJECT TITLE

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

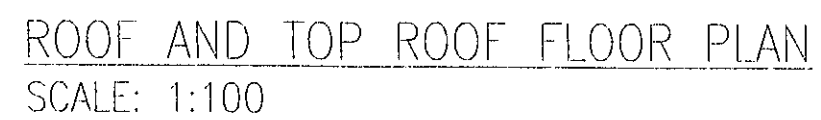
DRAWING TITLE

FIRST FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| SW | ML |
| DWG. NO. | REV. |
| P-05 | A |

NOTE

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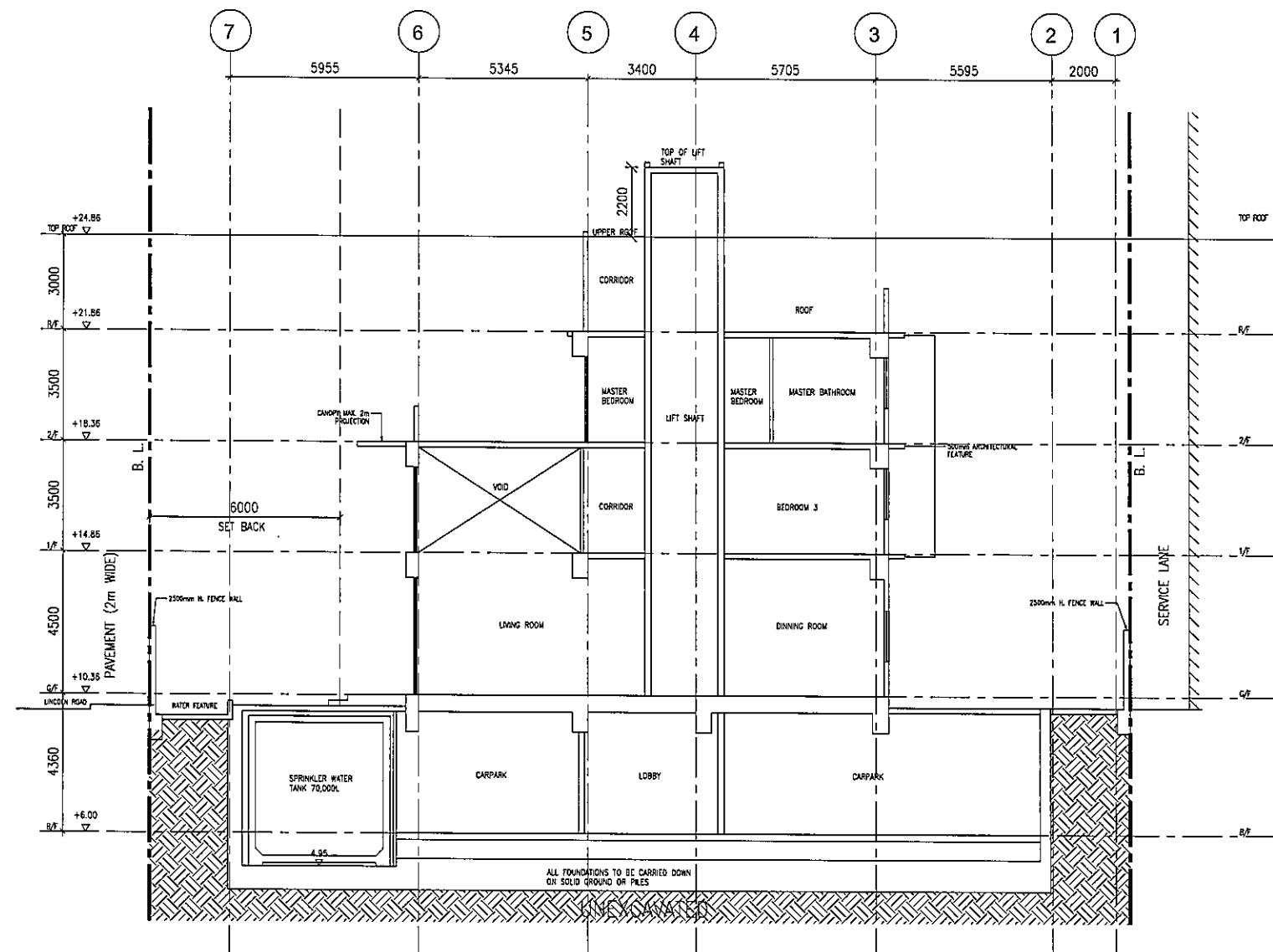
FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

NOTE

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REMAIN THE PROPERTY OF THE FIRM AND/OR
ITS AFFILIATES.

| SITE COVERAGE AND PLOT RATIO CALCULATION | |
|--|-----------------------------------|
| SITE AREA | = 945.28 m ² |
| CLASS OF SITE | = A |
| BUILDING HEIGHT | = ROOF LEVEL - GROUND FLOOR LEVEL |
| | = 21.86 - 10 |
| | = 11.86m |
| PROPOSED PLOT RATIO | = 535.05 / 945.28 |
| | = 0.566 |
| GROUND FLOOR | = 206.93m ² |
| FIRST FLOOR | = 199.79m ² |
| SECOND FLOOR | = 126.89m ² |
| ROOF | = - |
| TOTAL GFA | = 535.05m ² |
| PERMITTED SITE COVERAGE | = 66.6% |
| PROPOSED SITE COVERAGE | = 220.39 / 945.28 |
| | = 23.31% (PRO) < 66.6% (PER) |

| AREA OF GFA CONCESSION | |
|--|-------------------------|
| BASEMENT: | |
| 1. CARPARK AREA | = 432.72 m ² |
| 2. ESSENTIAL PLANTS | = 202.88 m ² |
| 3. INDEPENDENT STAIRCASES | = 28.77 m ² |
| 4. LIFT SHAFT, SMOKE LOBBY, PIPE DUCT & LIFT CONTROL PANEL | = 17.81 m ² |
| TOTAL BASEMENT AREA | = 681.78 m ² |
| G/F: | |
| 1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT | = 13.46 m ² |
| 2. F.S.A, POTABLE WATER METER & ELECTRICITY METER CABINET | = 8.67 m ² |
| 1/F: | |
| 1. VOID | = 21.97m ² |
| TOTAL | = 42.10m ² |



SECTION A-A
SCALE: 1:100

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

BD REF. FSD REF.

| REV. | DESCRIPTION | DATE |
|------|----------------|-------------|
| A | 1ST SUBMISSION | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

CALCULATION & SECTION A-A

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-08 | A |

NOTE

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ITS AFFILIATIONS.

APPENDIX 5

Site Photos

Site Photos

Application Site



Our Ref.: KW/TPN/2639A/L02

23 May 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)**

We refer to the captioned planning application.

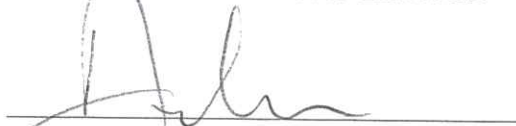
We would like to clarify the proposed use is the following:

“Minor Relaxation of Building Height Restriction to Construct a Car Park and an Ancillary Plant Room at Basement Level for Permitted Residential Development”.

We would also like to submit revised DWG. No. P-08 of the Proposed Layout Plan for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
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)

SITE COVERAGE AND PLOT RATIO CALCULATION

| | |
|---------------------|-----------------------------------|
| SITE AREA | = 945.28 m ² |
| CLASS OF SITE | = A |
| BUILDING HEIGHT | = ROOF LEVEL - GROUND FLOOR LEVEL |
| | = 21.85 - 10 |
| | = 11.85m |
| PROPOSED PLOT RATIO | = 535.05 / 945.28 |
| | = 0.566 |

| | |
|--------------|------------------------|
| GROUND FLOOR | = 206.93m ² |
| FIRST FLOOR | = 199.76m ² |
| SECOND FLOOR | = 128.36m ² |
| ROOF | = - |

TOTAL GFA = 535.05m²

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 220.39 / 945.28

= 23.31% (PRO.) < 66.6% (PER.)

AREA OF GFA CONCESSION

| | |
|--|-------------------------|
| BASEMENT: | |
| 1. CARPARK AREA | = 432.72 m ² |
| 2. ESSENTIAL PLANTS | = 292.68 m ² |
| 3. INDEPENDENT STAIRCASES | = 26.77 m ² |
| 4. LIFT SHAFT, SMOKE LOBBY, PIPE DUCT & LIFT CONTROL PANEL | = 17.81 m ² |

TOTAL BASEMENT AREA = 881.76 m²

0/F:

1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT

2. F.S.A., POTABLE WATER METER & ELECTRICITY METER CABINET

13.46 m²

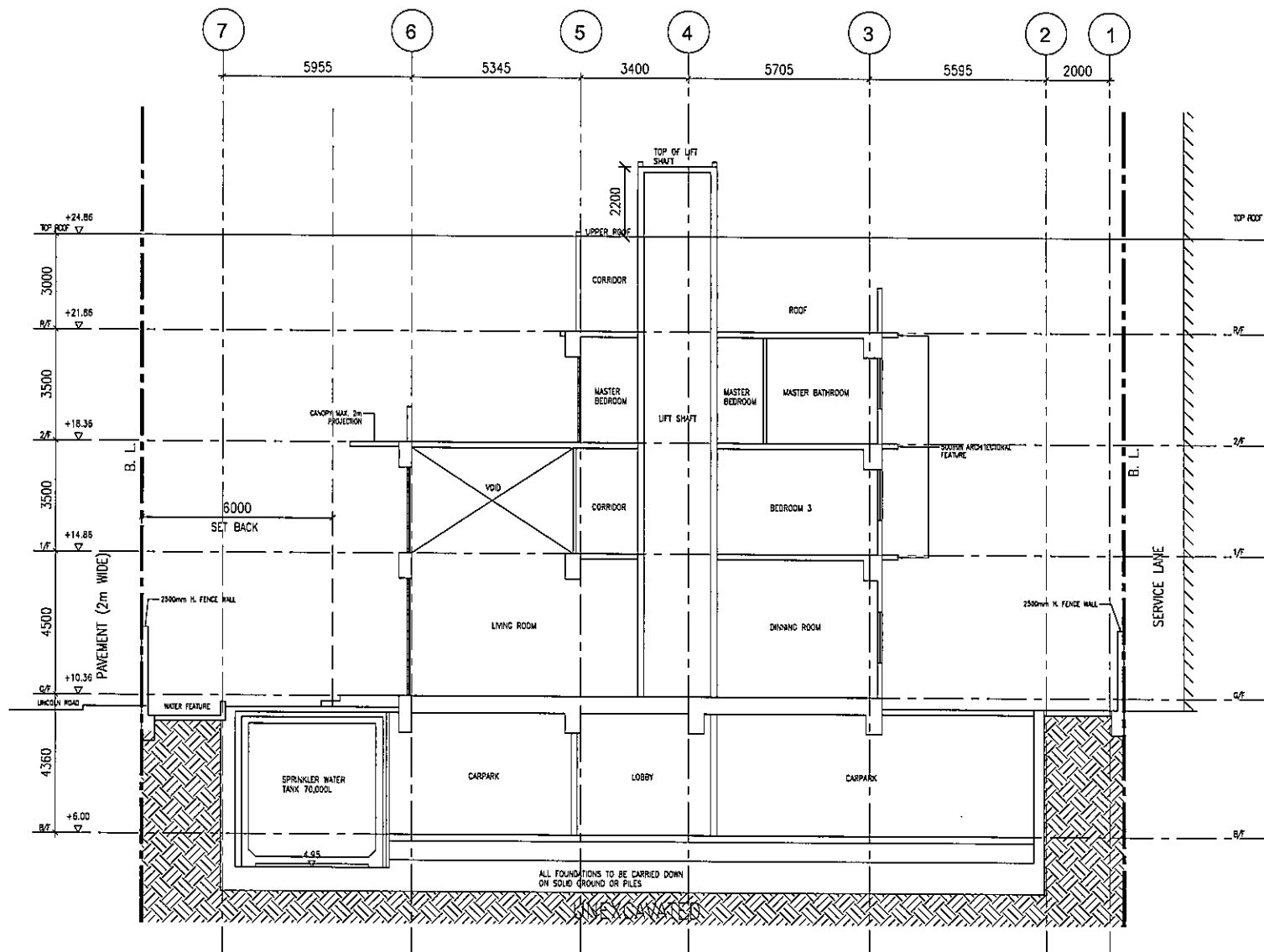
6.67 m²

1/F:

1. VOID

21.97m²

TOTAL = 42.10m²



SECTION A-A
SCALE: 1:100

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

BD REF.

FSD REF.

| REV. | DESCRIPTION | DATE |
|------|----------------|-------------|
| A | 1ST SUBMISSION | 27 MAR 2025 |

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1118

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

CALCULATION & SECTION A-A

| | |
|-------------|----------|
| DATE | SCALE |
| 27 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| EW | ML |
| DWG. NO. | REV. |
| P-08 | A |

NOTE

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宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
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

Our Ref.: KW/TPN/2640A/L02

14 May 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

We would like to submit revised DWG. No. P-01 and DWG. No. P-08 of the Proposed Layout Plan for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

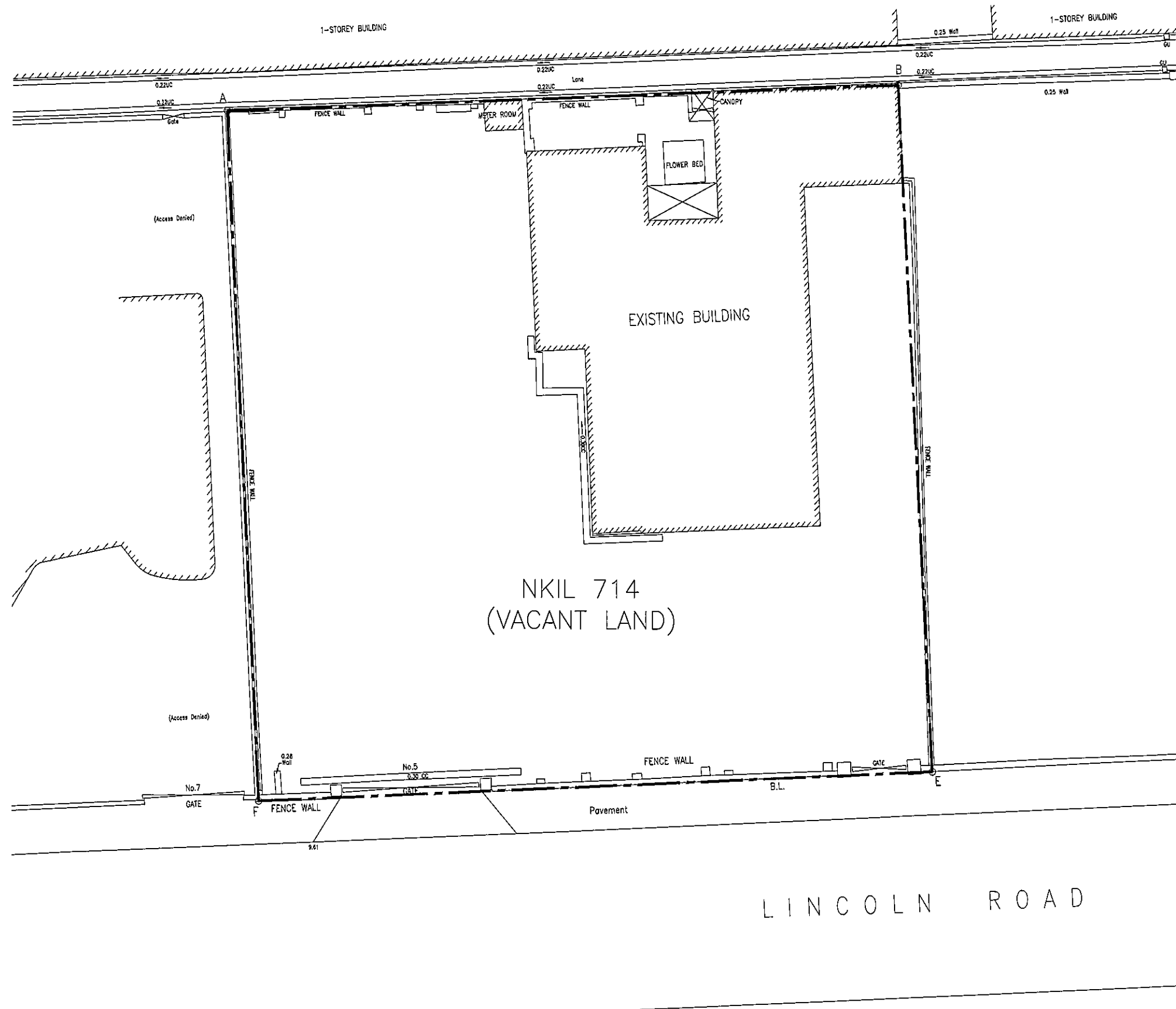
c.c.
DPO/Kln (Attn.: Mr. Ryan Kwok Email)



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



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



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)1115
STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

EXISTING TREE PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| P-01 | A |

NOTE

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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 |
| | = | 21.85 - 10 |
| | = | 11.85m |
| PROPOSED PLOT RATIO | = | 557.02 / 948.25 |
| | = | 0.587 |
| GROUND FLOOR | = | 205.93m ² |
| FIRST FLOOR | = | 221.73m ² |
| SECOND FLOOR | = | 128.36m ² |
| ROOF | = | - |
| TOTAL GFA | = | 557.02m ² |

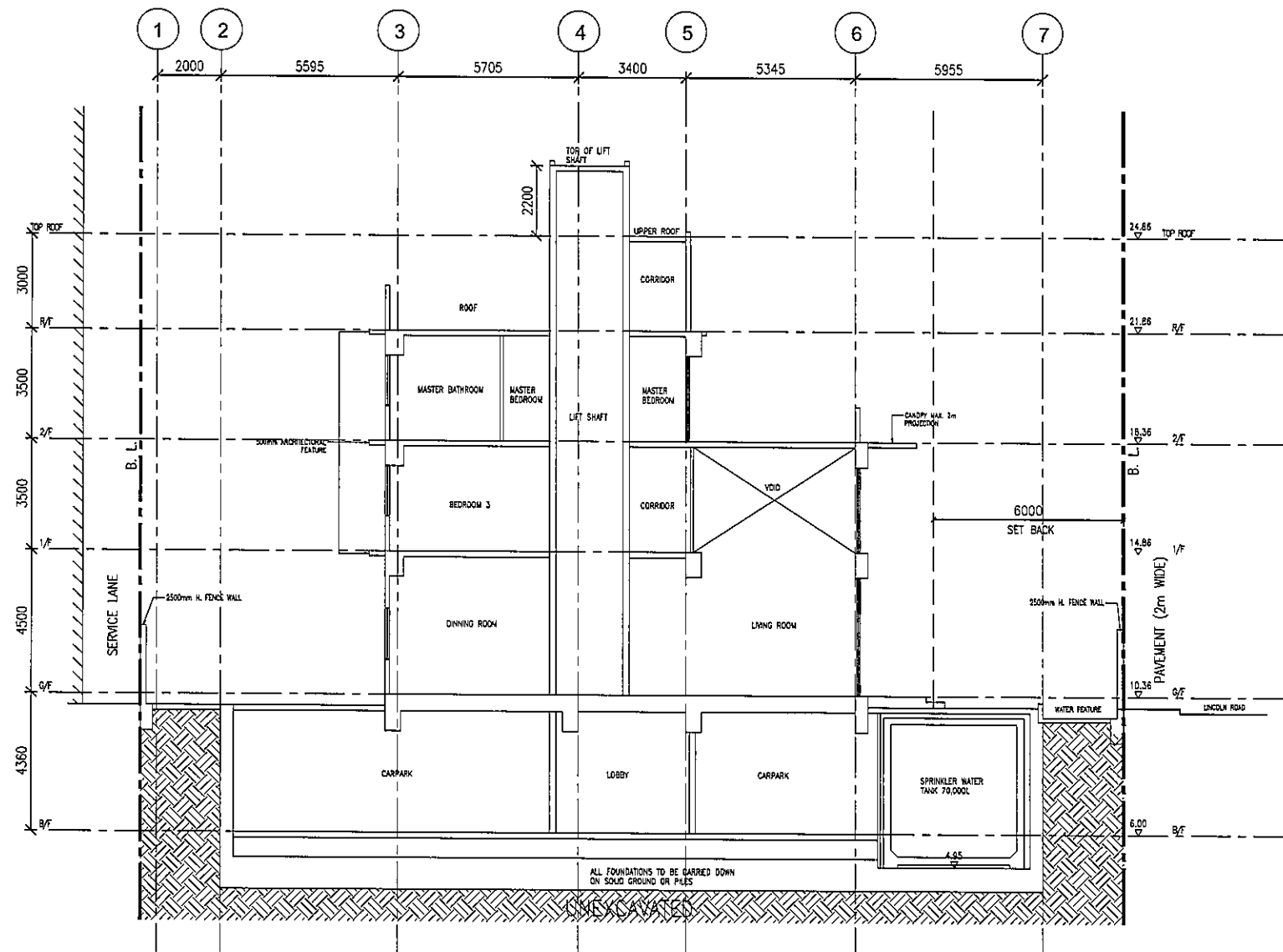
| | | |
|-------------------------|---|------------------------------|
| PERMITTED SITE COVERAGE | = | 66.6% |
| PROPOSED SITE COVERAGE | = | 229.39 / 948.25 |
| | = | 23.24% (PRD.) < 66.6% (PER.) |

AREA OF GFA CONCESSION

| | | |
|--|---|-----------------------|
| BASEMENT: | | |
| 1. CARPARK AREA | = | 433.30 m ² |
| 2. ESSENTIAL PLANTS | = | 195.12 m ² |
| 3. INDEPENDENT STAIRCASES | = | 28.92 m ² |
| 4. LIFT SHAFT, SMOKE LOBBY, PIPE DUCT & LIFT CONTROL PANEL | = | 17.61 m ² |
| TOTAL BASEMENT AREA | = | 674.95 m ² |
| G/F: | | |
| 1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT | = | 13.46 m ² |
| 2. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER | = | 6.58 m ² |
| 1/F: | | |
| 1. VOID | = | 21.97m ² |
| TOTAL | = | 42.11m ² |

TOTAL CONSTRUCTION AREA

| | | |
|----------------|---|-----------------------|
| BASEMENT FLOOR | = | 728.00m ² |
| GROUND FLOOR | = | 220.19m ² |
| FIRST FLOOR | = | 221.73m ² |
| SECOND FLOOR | = | 128.36m ² |
| ROOF | = | 25.05m ² |
| TOTAL GFA | = | 1323.33m ² |



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)/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

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Our Ref.: KW/TPN/2640A/L03

14 May 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

Further to my previous letter (Ref.: KW/TPN/2640A/L02), we would like to clarify that the proposed building height (main roof) is revised to 21.86mPD.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee

Encl.
RK/AL

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



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



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(Valuation & Land Administration)

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

Our Ref.: KW/TPN/2640A/L06

23 June 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

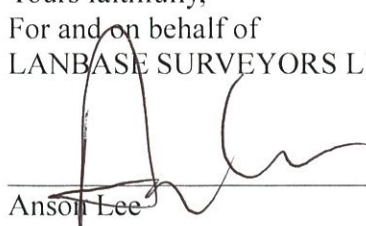
We would like to supersede our previous letter (Ref.: KW/TPN/2640A/L05) dated 20 June 2025 and submit herewith a set of replacement pages of the Application Form and "Response-to-Comments" in responding to the government departmental comment for the captioned planning application.

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**.

Please also note that the basement area in the submission should be 728m² instead of 674.94m² after rectification. However, the basement area would be reduced to 689.211m² to minimize the scale of the basement, as shown in the revised Proposed Layout Plans at **Appendix 1**.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. 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)



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| | | |
|---------------------------------|-------------------------|--|
| 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)

PINNACLE MANAGEMENT (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. 5 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 714) |
| (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 948.25 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 540.41 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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ 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 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 | 540.41 | |
| Proposed plot ratio 擬議地積比率 | Not more than 0.6 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 24.03 | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 4 | |
| | <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 | <input checked="" type="checkbox"/> About 約 |
| | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | |

☒ Domestic part 住用部分GFA 總樓面面積 ..540.41..... sq. m 平方米 ☒ About 約

number of Units 單位數目1.....

average unit size 單位平均面積 ..540.41.....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
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☐ 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..... |Study Room / Living Room / Dining Room / Kitchen..... |
| ..... | .....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

...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)

3/2029

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

| | | |
|--|---|---|
| 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 <input type="checkbox"/> |
| 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 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 Private Car Loading/Unloading Space <input type="checkbox"/> |

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.

如需要的話，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。

| | | | |
|---|---|--|--|
| <p>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?</p> | <p>Yes 是</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | |
| <p>No 否</p> | <p><input checked="" type="checkbox"/></p> | | |
| <p>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。)</p> | <p>Yes 是</p> | <p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....689.211 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</p> <p>PLEASE REFER TO DWG. NO. P-02 OF APPENDIX 4 OF PLANNING STATEMENT</p> | |
| <p>No 否</p> | <p><input type="checkbox"/></p> | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> | <p>Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/></p> | <p>No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> |
| <p>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(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | |

| Gist of Application 申請摘要 | | | |
|---|---|--|---|
| (Please provide details in both English and Chinese <u>as far as possible</u> . 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. 5 LINCOLN ROAD, KOWLOON TONG, KOWLOON (NKIL 714) | | |
| Site area 地盤面積 | 948.25 | 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 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 | 540.41 <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 | 24.03 <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) <u>Accessible Visitor Car Parking Space</u> | 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) <u>Private Car Loading/Unloading Space</u> | 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"/> |
| <u>Tong Outline Zoning Plan</u> | | |
| 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/KIn, Planning Department (PlanD)</u> | |
| 1. | It is noted that the basement size is 674.94m ² , which is equivalent to about 72% of the site area and about 121% of the proposed GFA, please justify and demonstrate the scale of proposed basement is not excessive. | <p>Please also note that the basement area in the submission should be 728m² instead of 674.94m² after rectification.</p> <p>In order to meet the Commissioner of Transport's requirement, 1 no. of additional PC parking space and 1 no. of PC L/UL bay are provided at the basement level. 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 728m² to 689.211m² for minimizing the basement size to accommodate 282.545m² of car parking spaces and manoeuvring spaces, 242.074m² of ancillary plant rooms, 129.821m² of ramp, 33.471m² 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 | Please note that there would be about 20% greenery ratio (about 194.661m ²) provided in the proposed development. Please see the Landscape |

| | | |
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| | <p>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 for our assessment.</p> | <p>Proposal at Appendix 3.</p> |
| 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 and L/UL bay 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 194.661m² to 64.127m².</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 728m² to 689.211m² 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> <p>- 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,</p> |

| | | |
|--|--|---|
| | | <p>and allowing the provision of a larger greenery / landscaping area.</p> <ul style="list-style-type: none"> - 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). - 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 |
|--|--|---|

| | | |
|----|--|---|
| | | <p>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 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. |
| | Landscape Unit, Planning Department (PlanD) | |
| | <u>General Comments</u> | |
| 1. | <p>According to the aerial image of Geographical Information Hub (“GIH”) in 2024, the Site is situated in an area of urban landscape character predominated by low-rise residential buildings. The proposed development is considered not incompatible with the surrounding landscape setting. Based on the site photos taken on 16 May 2025 from your office, there is no existing tree within the application boundary and I have no adverse comment on the application from the landscape planning perspective.</p> | Noted. |

| | | |
|------|---|---|
| | <u>Detail Comments</u> | |
| 2. | The same site is related to previous s.16 application (A/K18/338) and two existing trees were identified on site. 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 . |
| 3. | 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. | Please note that sufficient soil depth (at least 1200mm) would be provided for at-grade tree planting. Please also see the Landscape Proposal at Appendix 3 . |
| | <u>Advisory Remarks to the Applicant</u> | |
| 4. | 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 coverage of greenery calculation should be submitted separately to BD for approval as appropriate. | Noted. |
| | <u>Transport Department (TD)</u> | |
| | Please find below comments on the subject application from traffic engineering perspective: | |
| (i) | I have no adverse comment on proposed vehicular access with clear width not exceeding 5m provided it is located within the specified X-Z-Y points according to the lease. | Noted. |
| (ii) | For the proposed development comprising one single family house with GFA>160m ² , 3 nos. of ancillary PC | In order to meet the requirement, additional 1 no. of ancillary PC parking spaces are provided. |

| | | |
|-------|--|---|
| | parking spaces, 1 no. of visitor PC parking space, and 1 no. of GV loading/unloading bay according to HKPSG should be provided. | However, due to inadequate headroom, it is unable to provide GV loading/unloading bay at the basement level. Instead, an additional PC loading/unloading bay are provided at the basement level for entertaining loading/unloading activities conducted by van. 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. | Please see the revised Proposed Layout Plans at Appendix 1 . |
| | <u>Environmental Protection Department (EPD)</u> | |
| (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 Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met. | Please note that there is no active industrial chimney within 200m from the site. 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. |
| (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. |

| | | |
|-----|--|--------|
| (c) | 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>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. |
| (2) | We understand that Planning Department will consider the application holistically and take into account comments / advice from relevant parties / departments / bureaux in relation to the planning intention for the final ruling. | 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>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. |
| (c) | 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. |
| (e) | 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. |
| | <u>Fire Services Department (FSD)</u> | |
| 1. | Please be informed that I have no specific comment on the captioned work subject to water supplies for firefighting and fire service installations being provided to the satisfaction of the Director of Fire Services. | Noted. |
| 2. | Detailed fire services requirements will be formulated | Noted. |

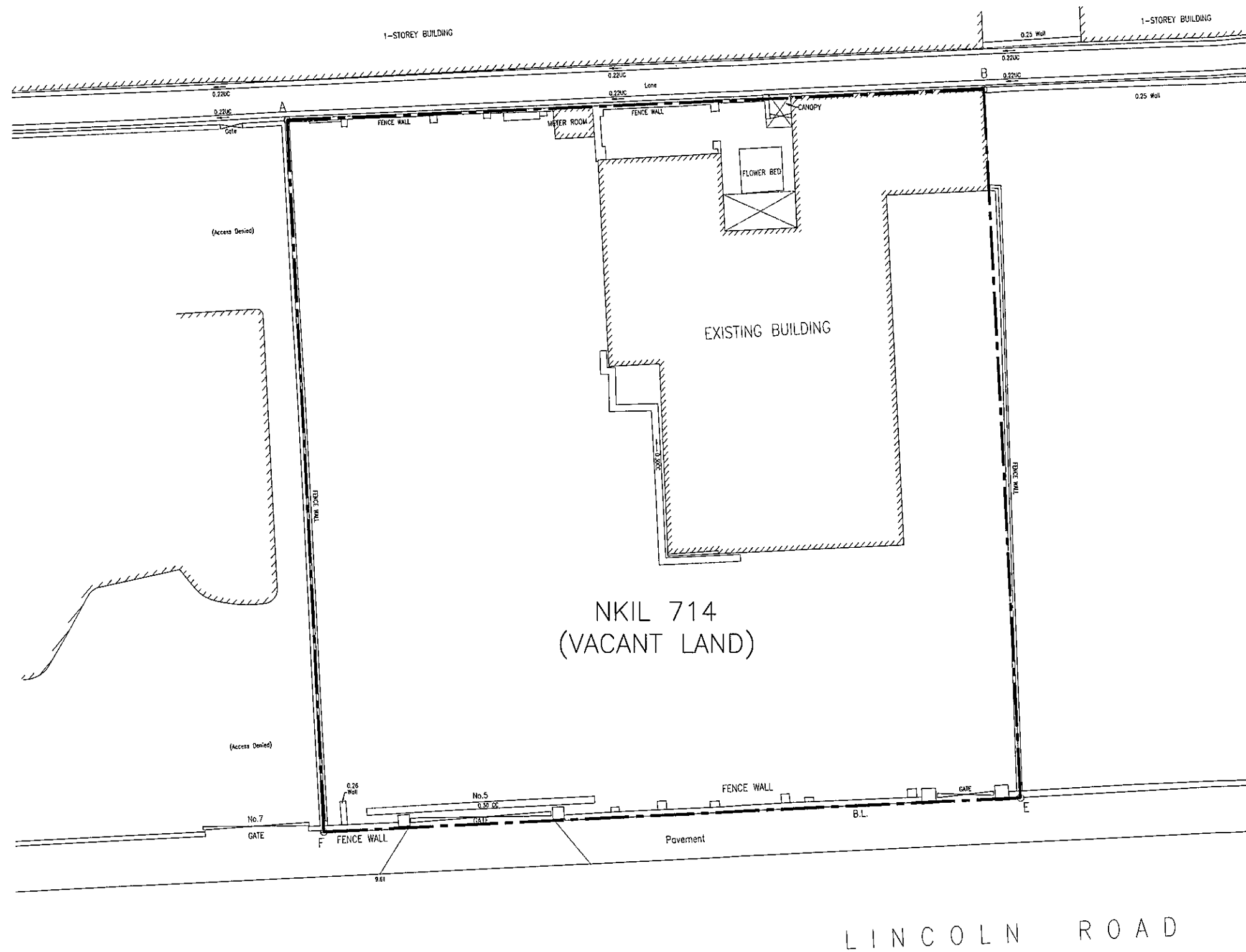
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| | upon receipt of formal submission of general building plans. | |
| 3. | Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. | Noted. |

Appendix 1

Revised Development Schedule and Proposed Layout Plans

Table 5.1 Proposed Development Schedule

| | |
|---|---|
| Site Area | About 948.25m ² |
| Plot Ratio | Not more than 0.6 |
| Site Coverage | About 24.03% |
| Gross Floor Area | About 540.41m 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 | 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 | 3 (2.5m x 5m) |
| - Accessible Visitor Car Parking Space | 1 (3.5m x 5m) |
| - Private Car L/UL Space | 1 (2.5m x 5m) |



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
MEMBER, RPS(S)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

DRAWING TITLE

BLOCK PLAN

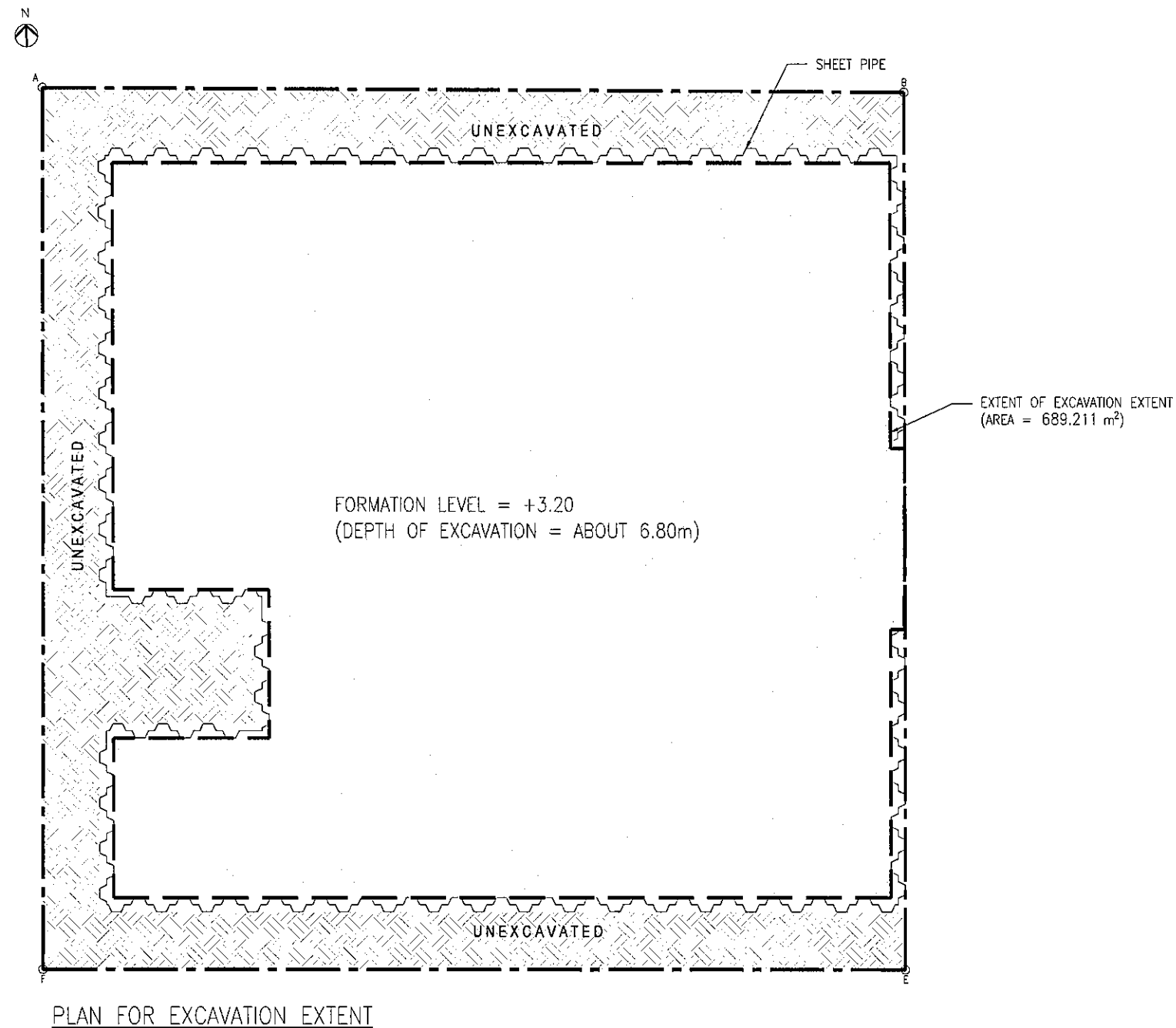
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| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

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| DRAWN | CHECKED |
| BW | ML |

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| DWG. NO. | REV. |
| P-01 | 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
MHIKIS, RPS(BS)
Authorized Person AP(S)1/15

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

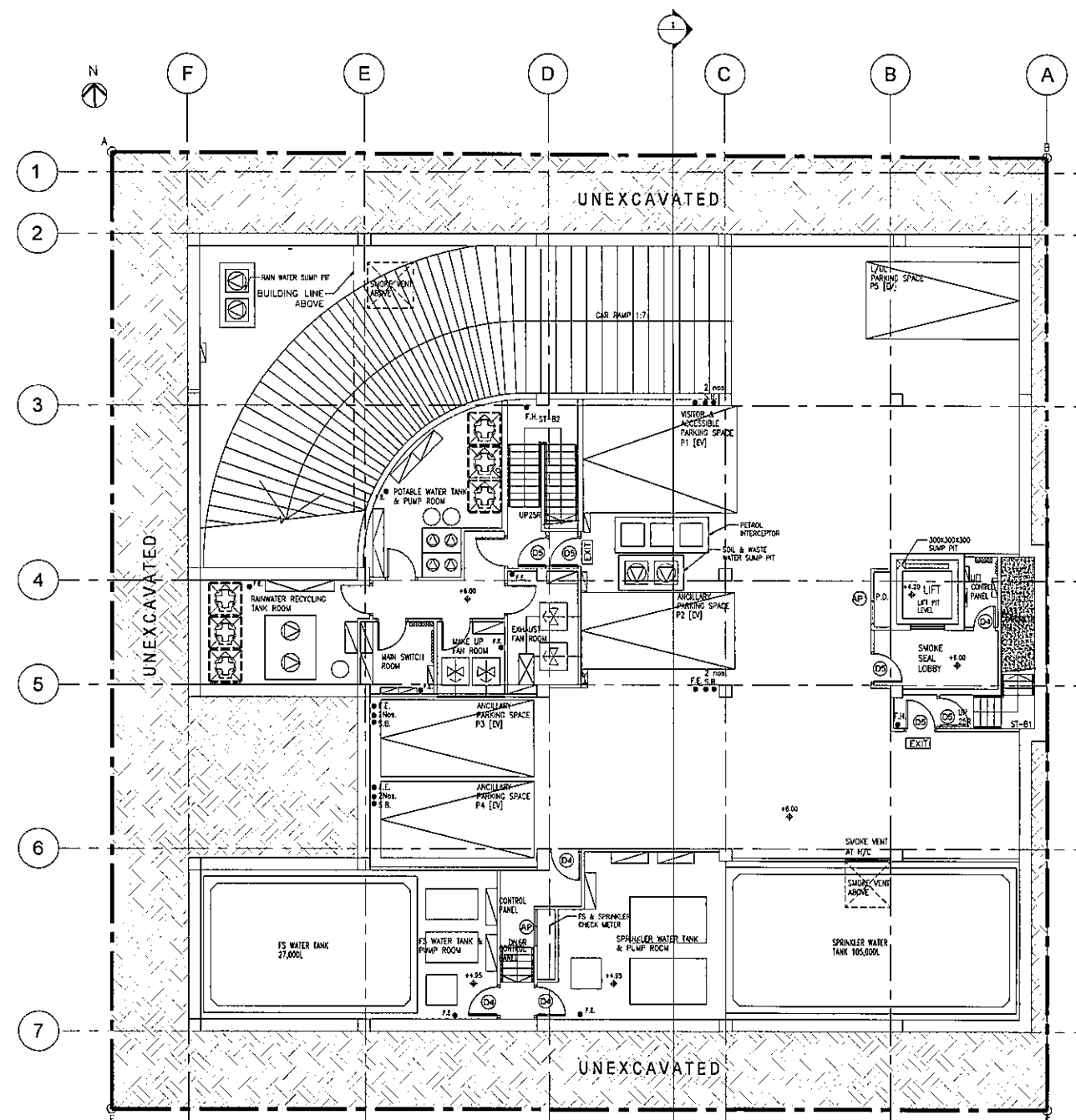
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PLAN FOR EXCAVATION EXTENT

| | |
|-------------|----------|
| DATE | SCALE |
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| DRAWN | CHECKED |
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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
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

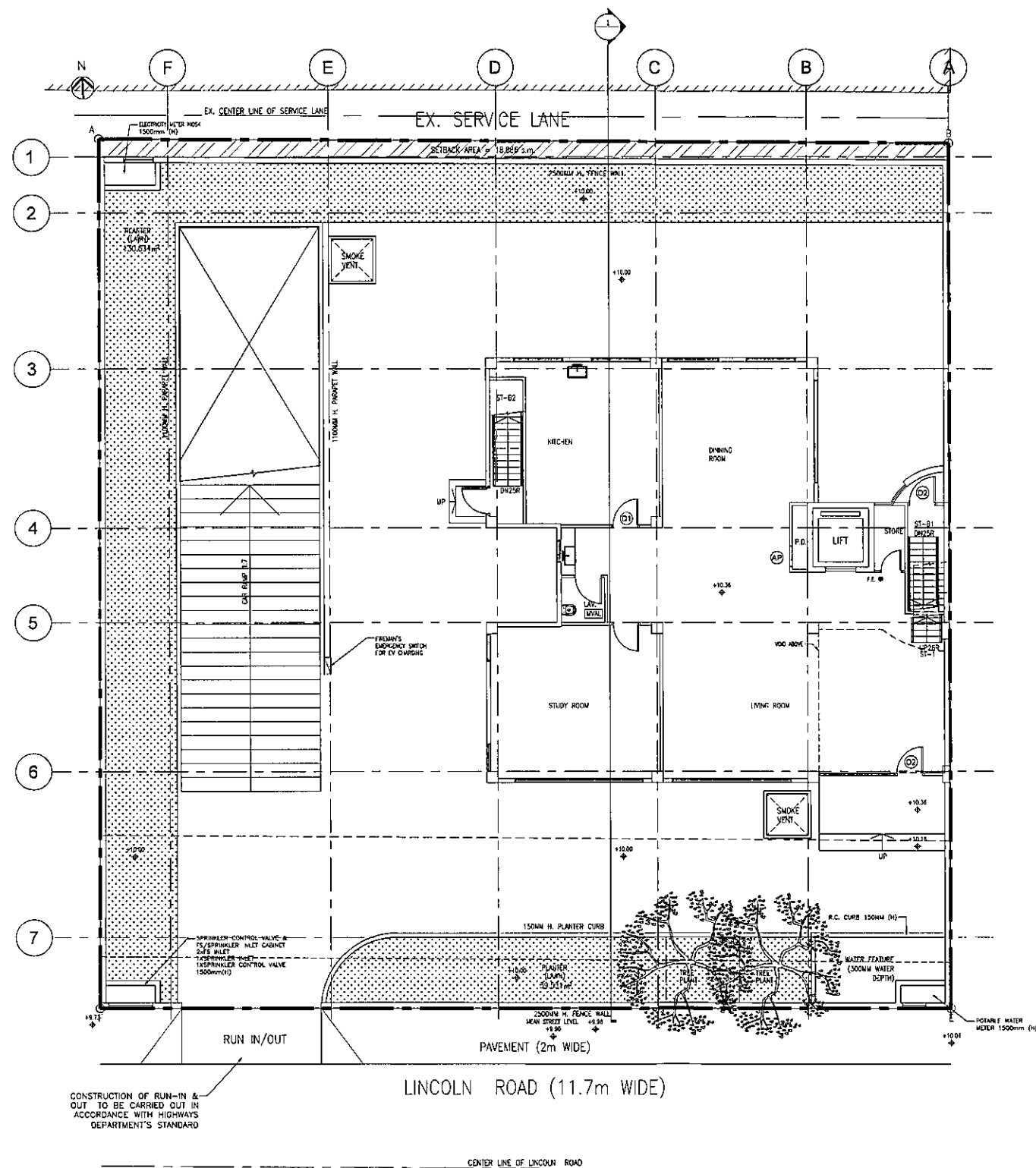
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BASEMENT FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-03 | 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
M.H.K.S. RPS(SB)
Authorized Person AP(S)1/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

GROUND FLOOR

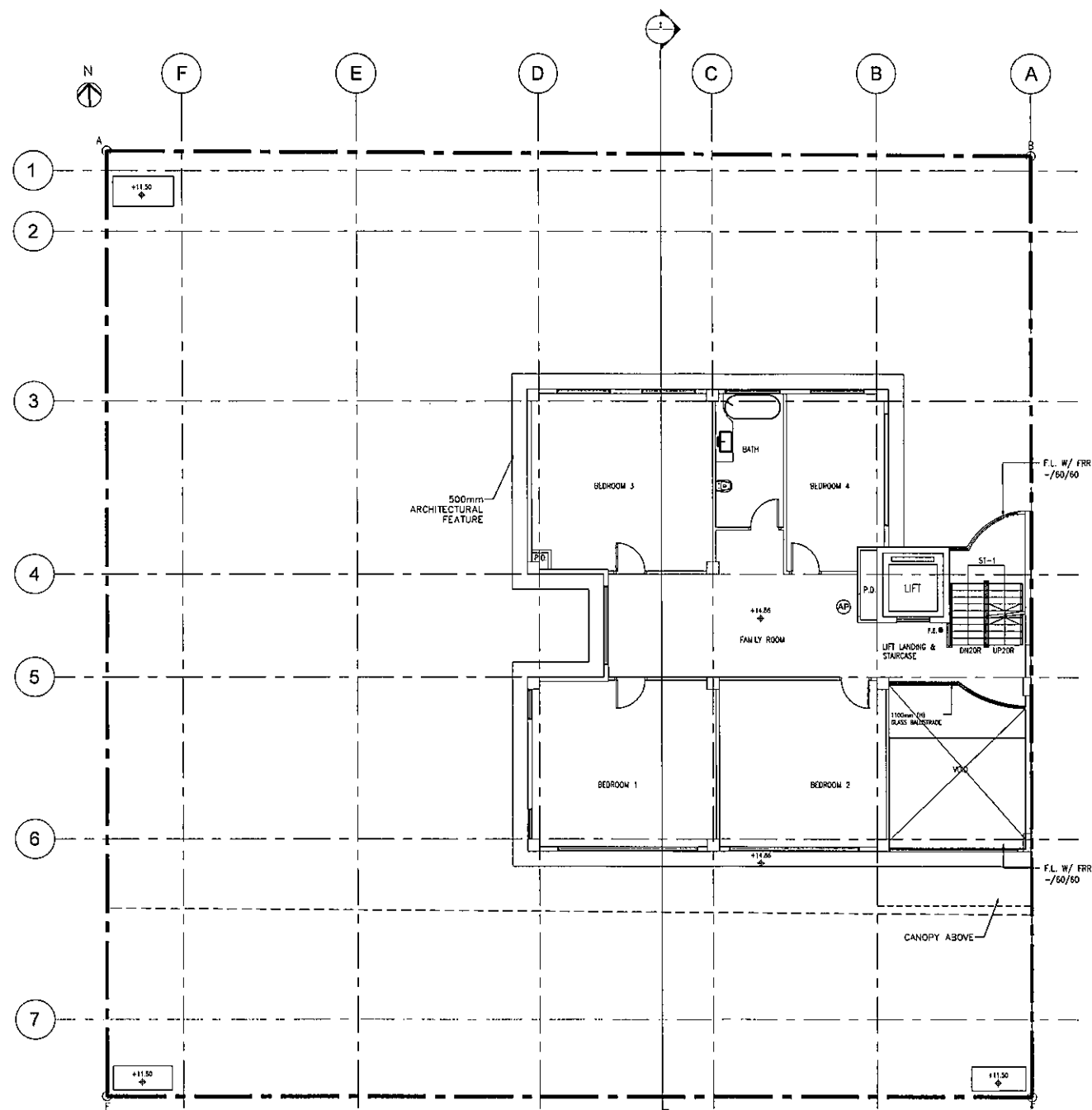
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| DRAWN | CHECKED |
| BW | ML |

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| DWG. NO. | REV. |
| P-04 | A |

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FIRST 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)1115

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

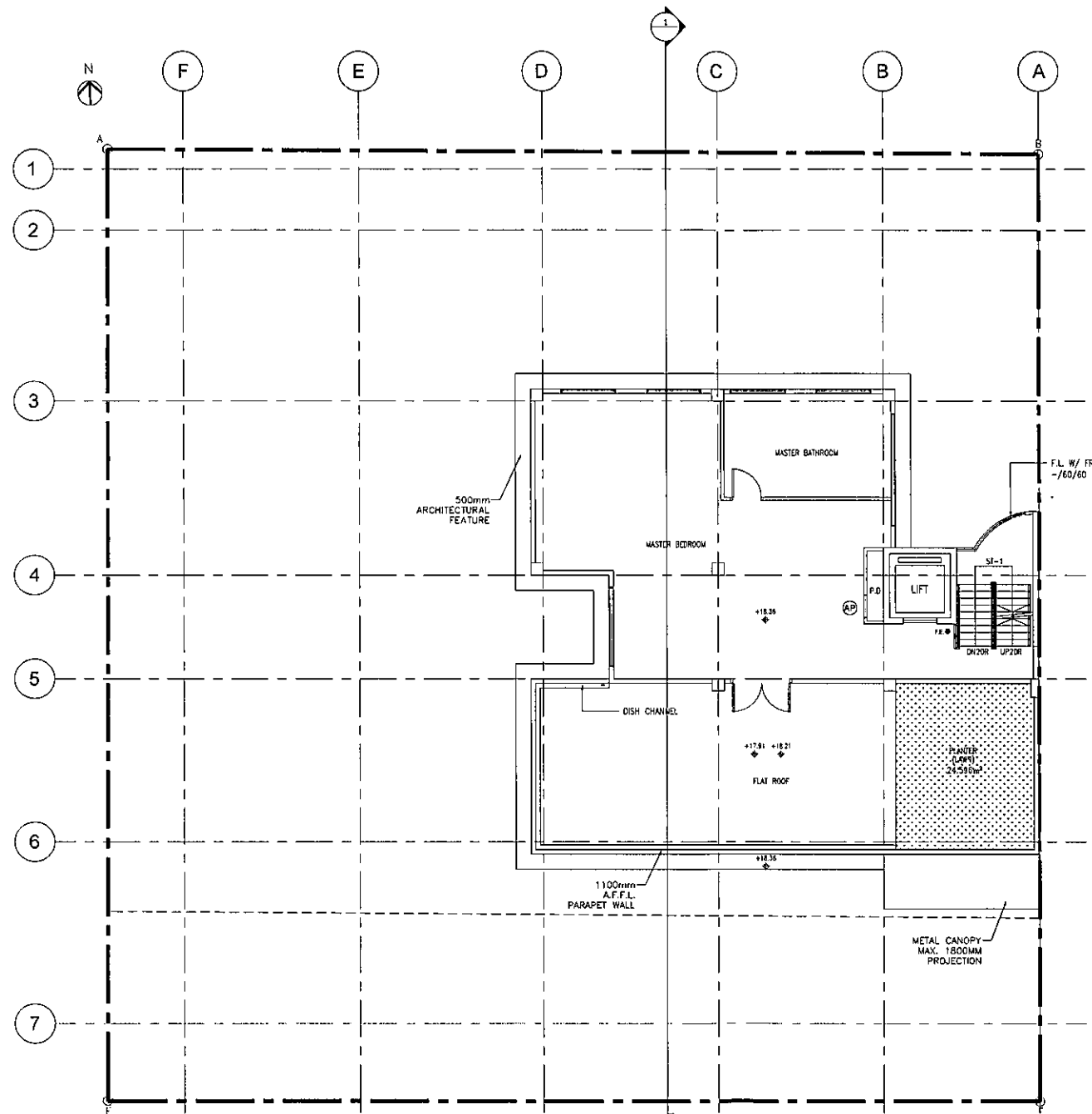
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FIRST FLOOR PLAN

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| DATE | SCALE |
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| DWG. NO. | REV. |
| P-05 | A |

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SECOND 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
5 LINCOLN ROAD, KWLOON TONG,
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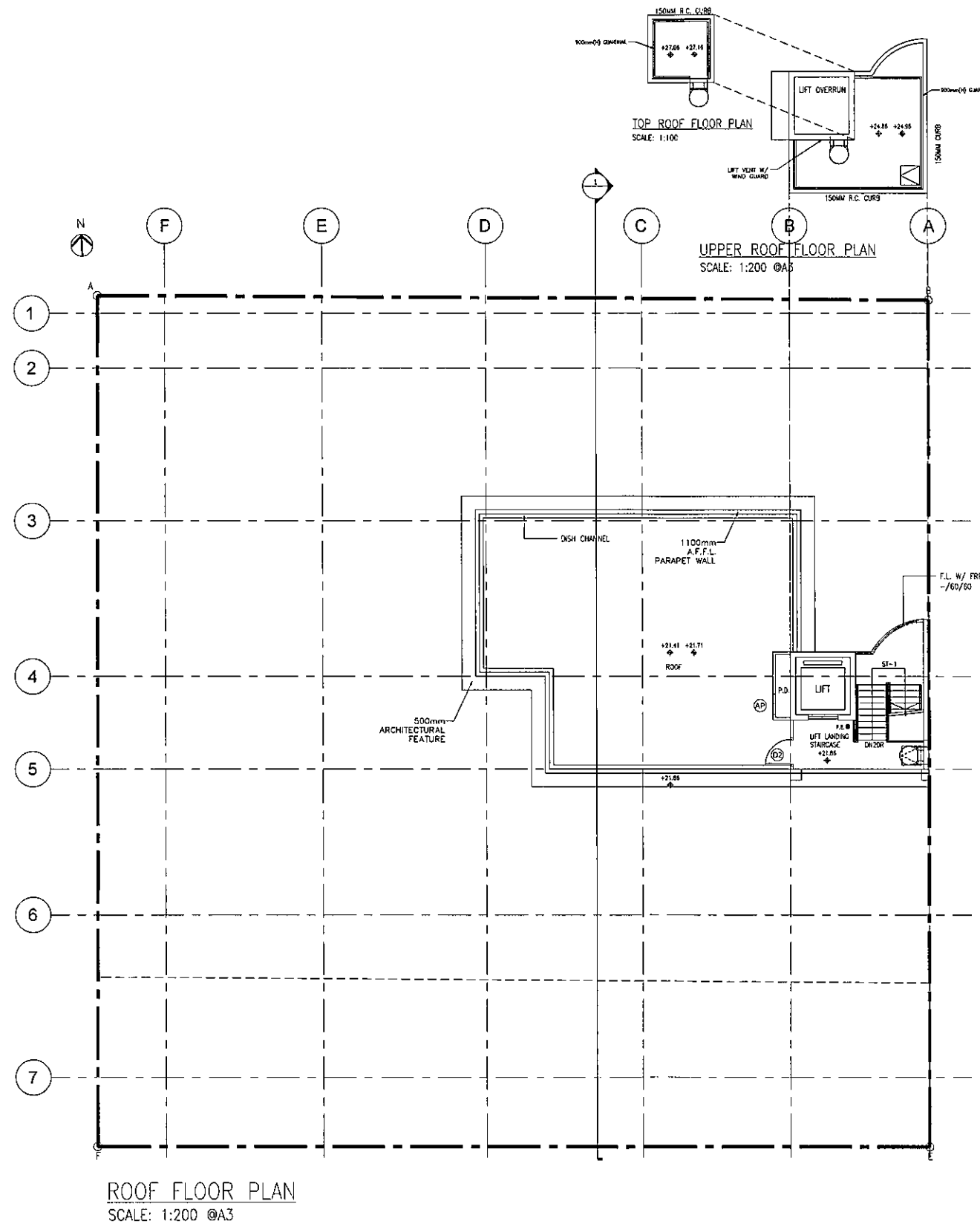
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SECOND FLOOR PLAN

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

NOTE

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ROOF 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
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(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 |

NOTE

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SITE COVERAGE AND PLOT RATIO CALCULATION

| | | |
|---------------------|---|---------------------------------|
| SITE AREA | = | LOT AREA |
| CLASS OF SITE | = | 948.25 m ² |
| BUILDING HEIGHT | = | A |
| | = | ROOF LEVEL - GROUND FLOOR LEVEL |
| | = | 21.86 - 10 |
| | = | 11.86m |
| PROPOSED PLOT RATIO | = | 540.41 / 948.25 |
| | = | 0.570 |
| GROUND FLOOR | = | 205.29 m ² |
| FIRST FLOOR | = | 205.89 m ² |
| SECOND FLOOR | = | 129.23 m ² |
| ROOF | = | - |
| TOTAL GFA | = | 540.41 m ² |

PERMITTED SITE COVERAGE = 66.6%
 PROPOSED SITE COVERAGE = 227.68 / 948.25
 = 24.03 % (PRO.) < 66.6% (PER.)

AREA OF GFA CONCESSION

| | | |
|--|---|------------------------|
| BASEMENT: | | |
| 1. CAR PARKING SPACE & MANEUVERING SPACE | = | 282.545 m ² |
| 2. CAR RAMP | = | 129.821 m ² |
| 3. ESSENTIAL PLANT ROOMS | = | 242.074 m ² |
| 4. LIFT AND CIRCULATION SPACE | = | 33.471 m ² |
| 5. PIPE DUCT | = | 1.300 m ² |
| TOTAL BASEMENT AREA | = | 689.211 m ² |
| G/F: | | |
| 1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT | = | 15.930 m ² |
| 2. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER | = | 6.660 m ² |
| 1/F: | | |
| 1. VOID | = | 16.430 m ² |
| R/F: | | |
| 1. DOG HOUSE | = | 1.625 m ² |
| 2. STAIRCASE & LIFT SHAFT | = | 24.559 m ² |
| TOTAL | = | 754.415 m ² |

TOTAL CONSTRUCTION AREA

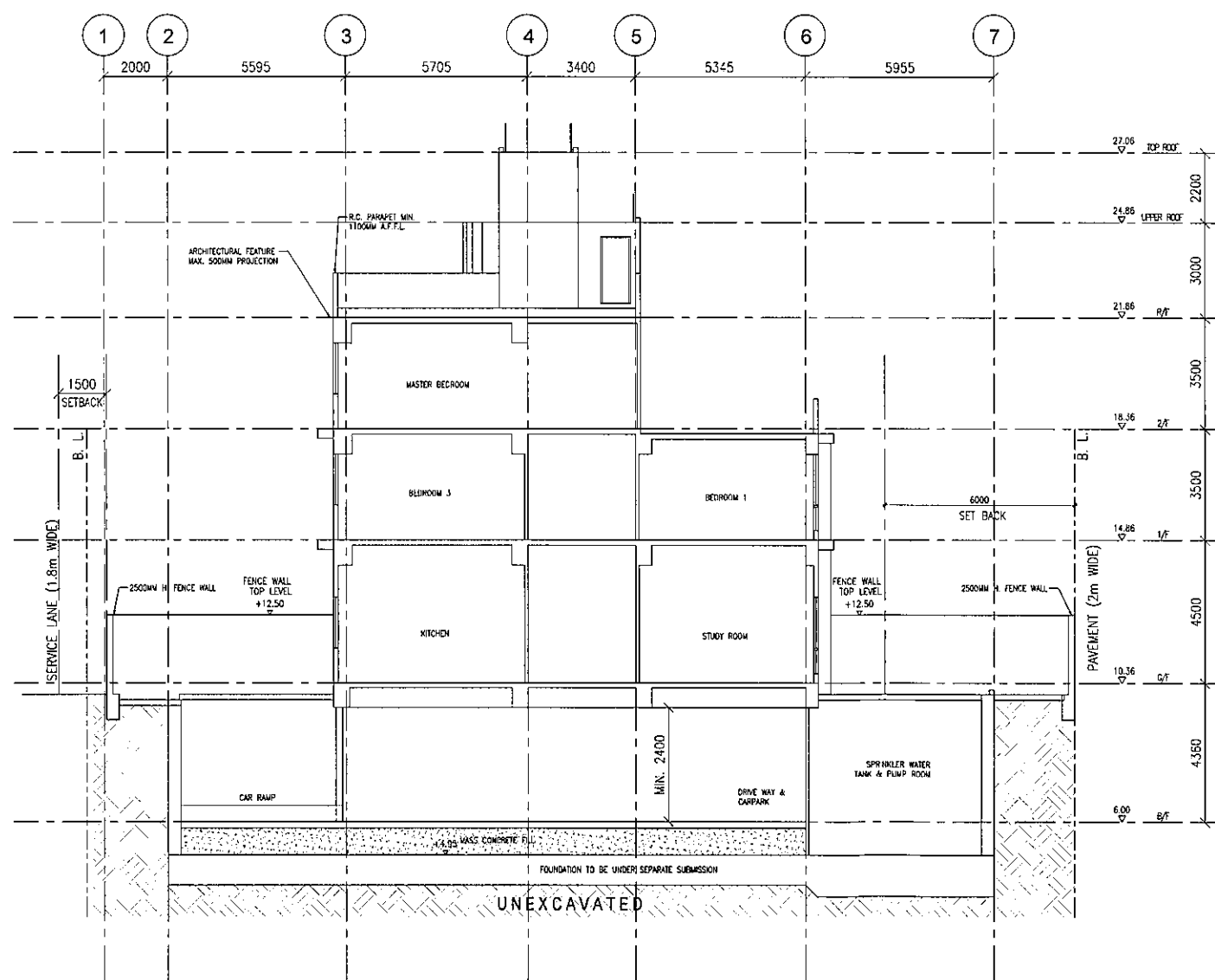
| | | |
|----------------|---|-------------------------|
| BASEMENT FLOOR | = | 689.211 m ² |
| GROUND FLOOR | = | 227.880 m ² |
| FIRST FLOOR | = | 222.323 m ² |
| SECOND FLOOR | = | 222.323 m ² |
| ROOF | = | 129.092 m ² |
| TOTAL AREA | = | 1490.829 m ² |

LANDSCAPE AREA

| | | |
|--------------|---|------------------------|
| GROUND FLOOR | = | 170.065 m ² |
| SECOND FLOOR | = | 24.596 m ² |
| TOTAL AREA | = | 194.661 m ² |

LANDSCAPE RATIO

194.661 m² (PROVIDED) / 948.25 m²
 = 20.528 %



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(S1)/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

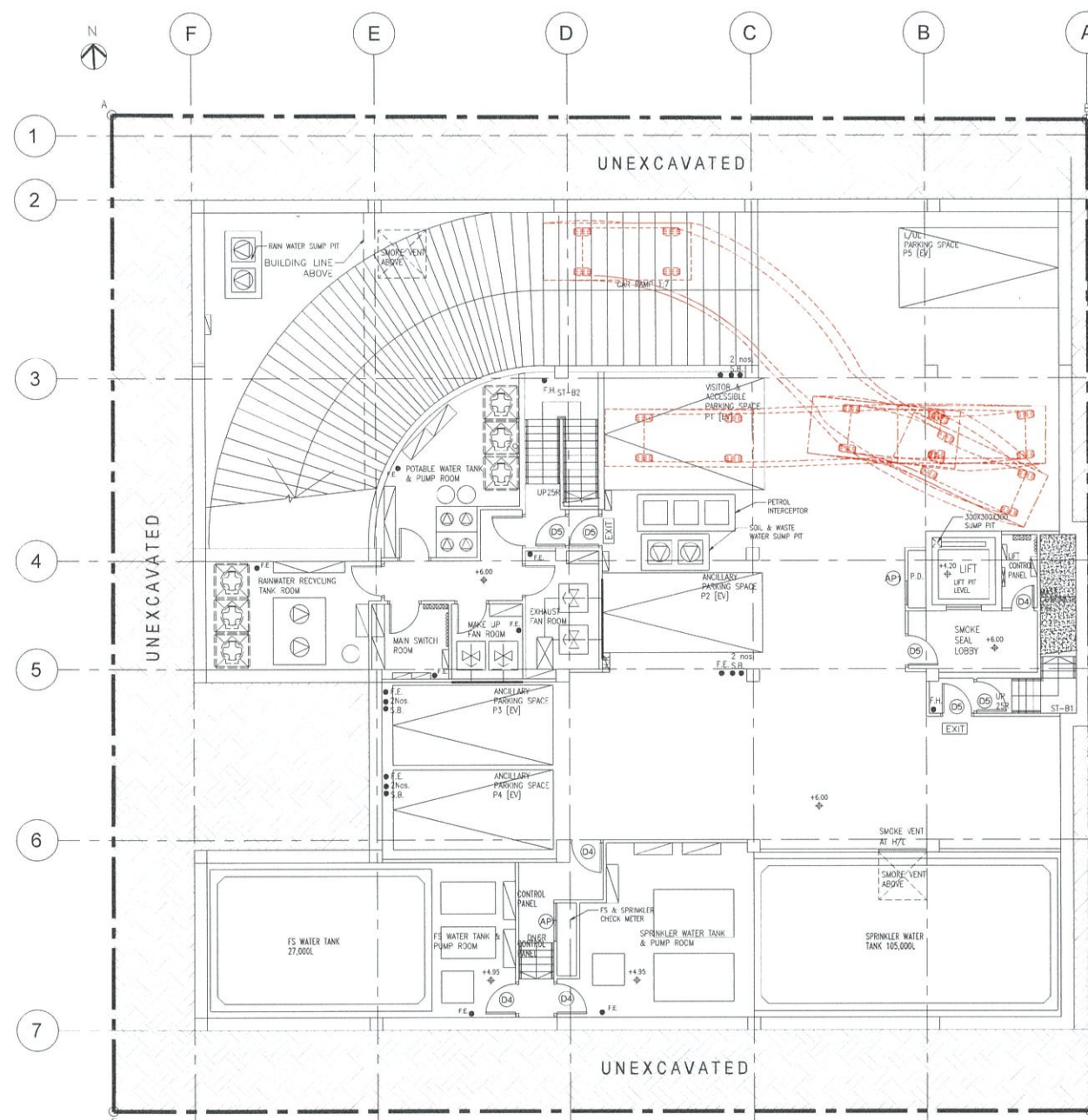
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FOR APPLICATION UNDER S.16 OF TOWN
 PLANNING ORDINANCE (CAP. 131)

SWEPT PATH ANALYSIS FOR P1

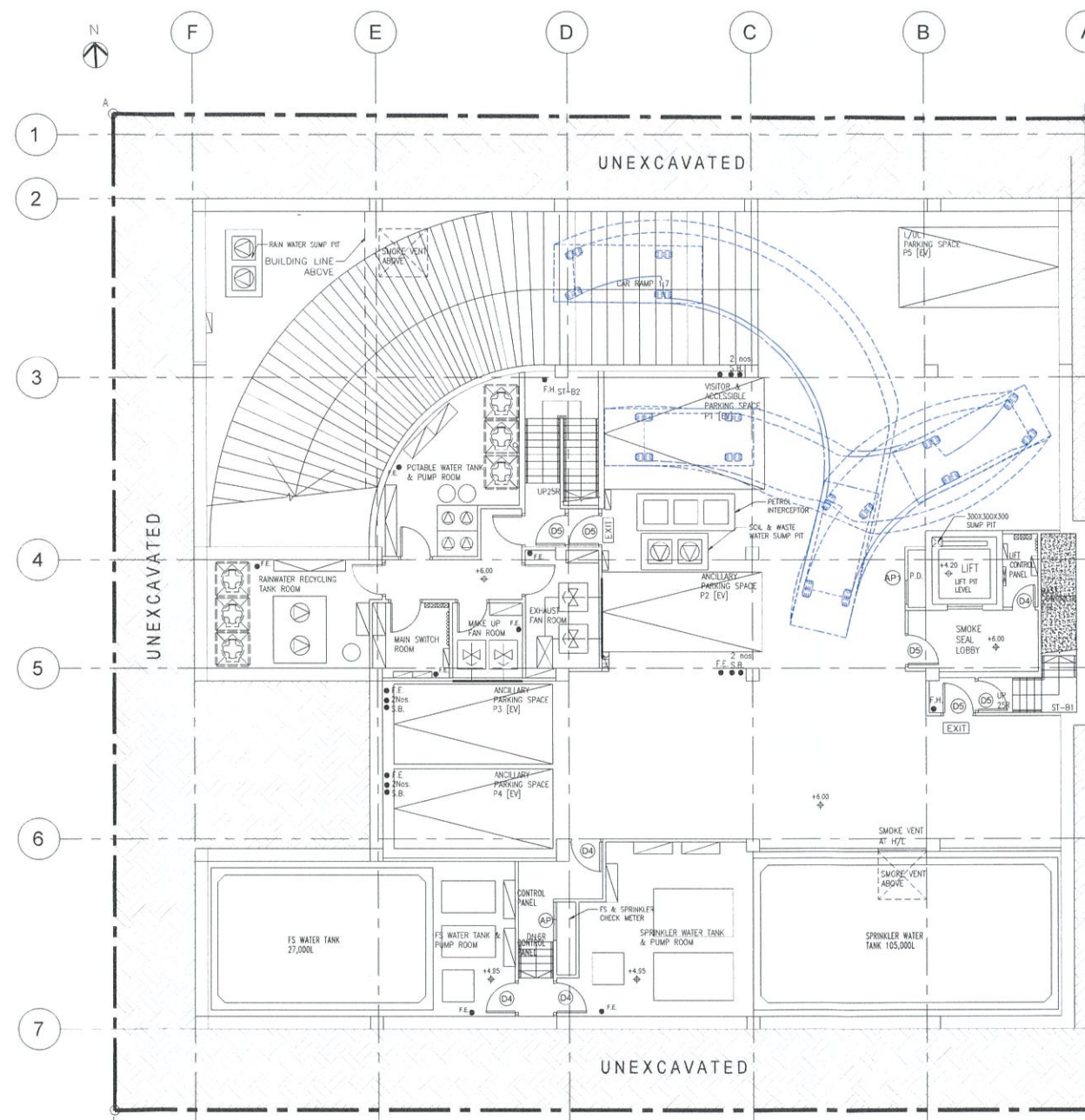
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P1 INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



P1 EGRESS

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

| 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

SWEPT PATH ANALYSIS FOR P2

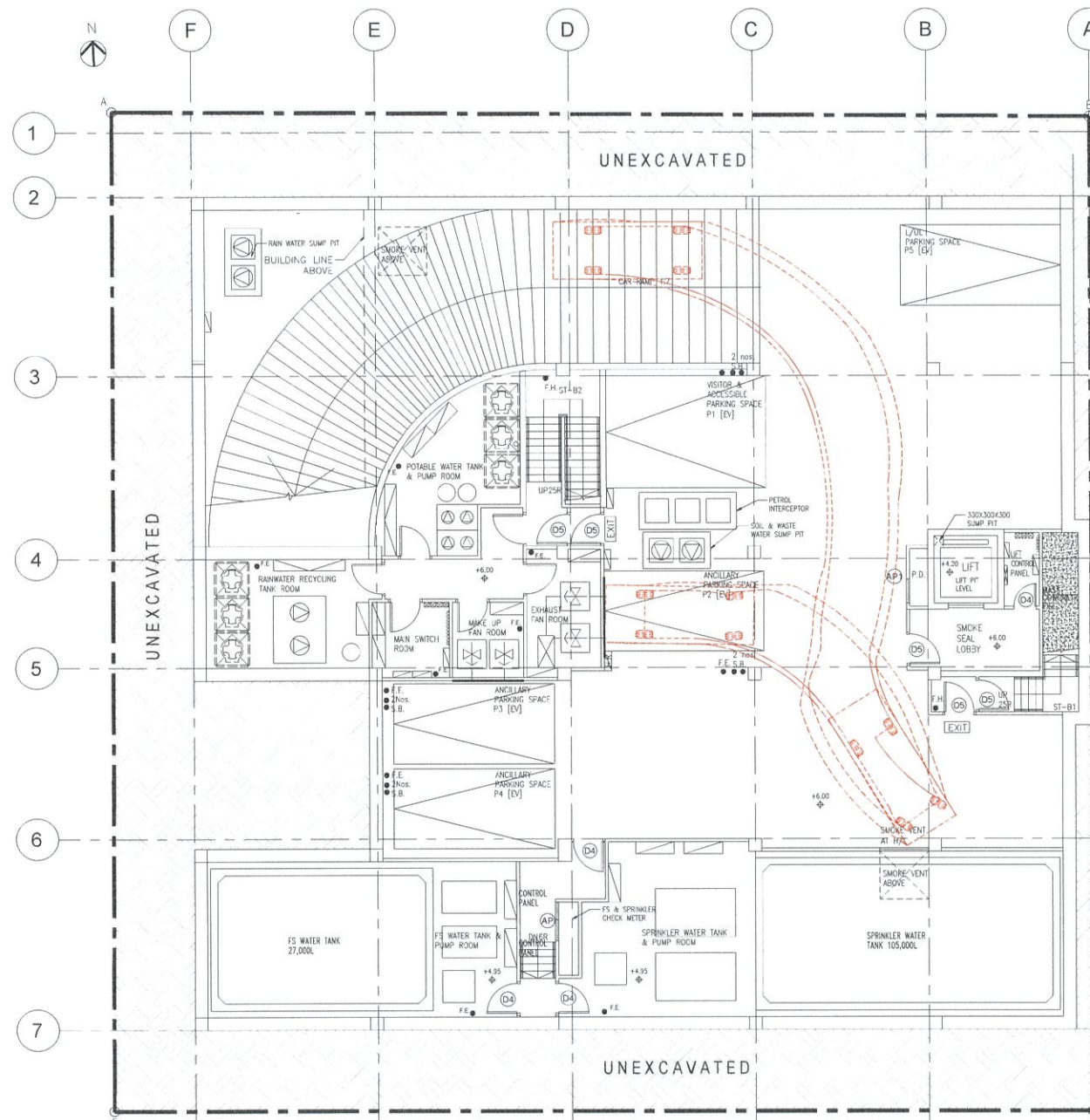
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| SP02 | A |

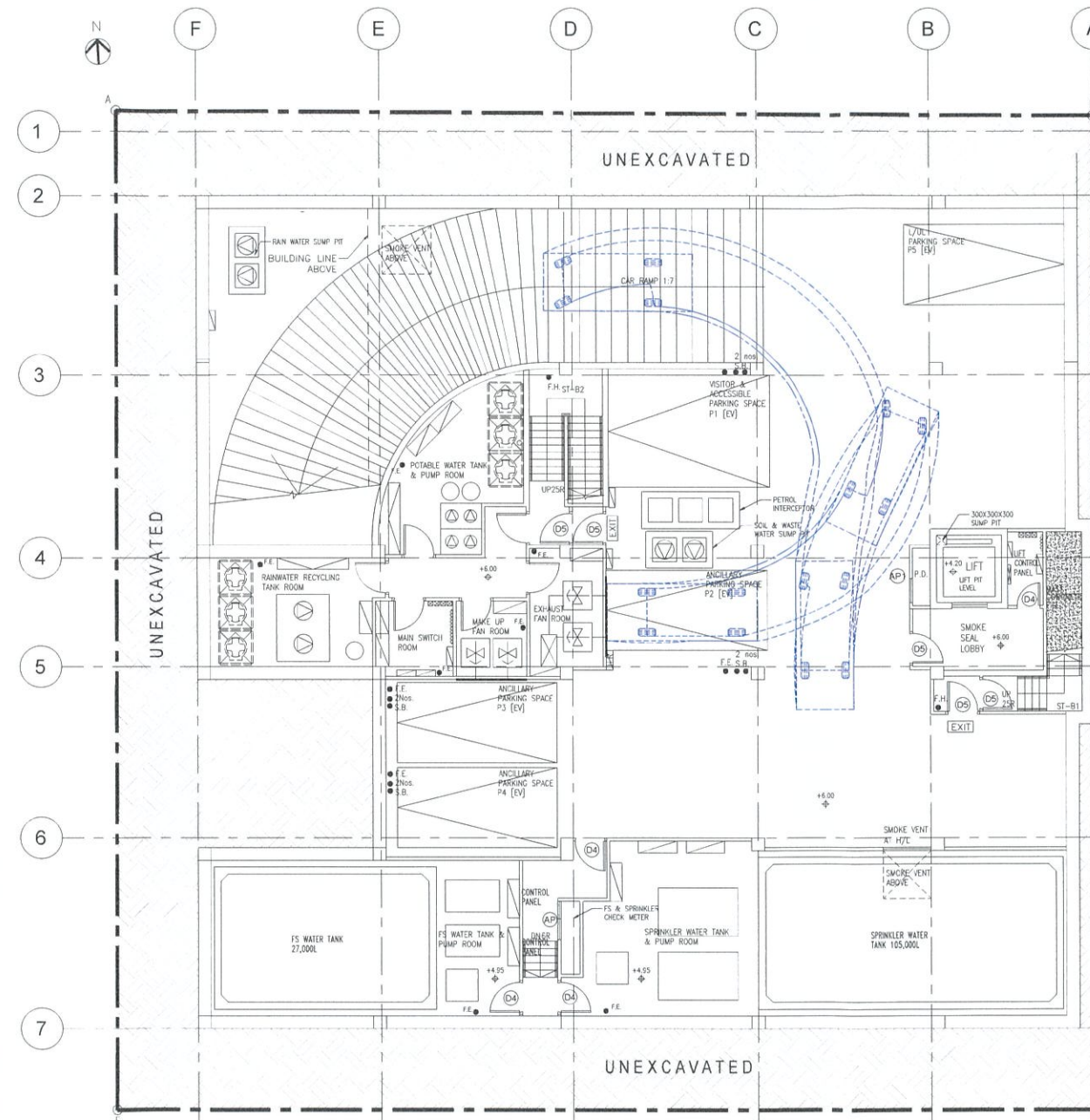
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P2 INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



P2 EGRESS

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

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

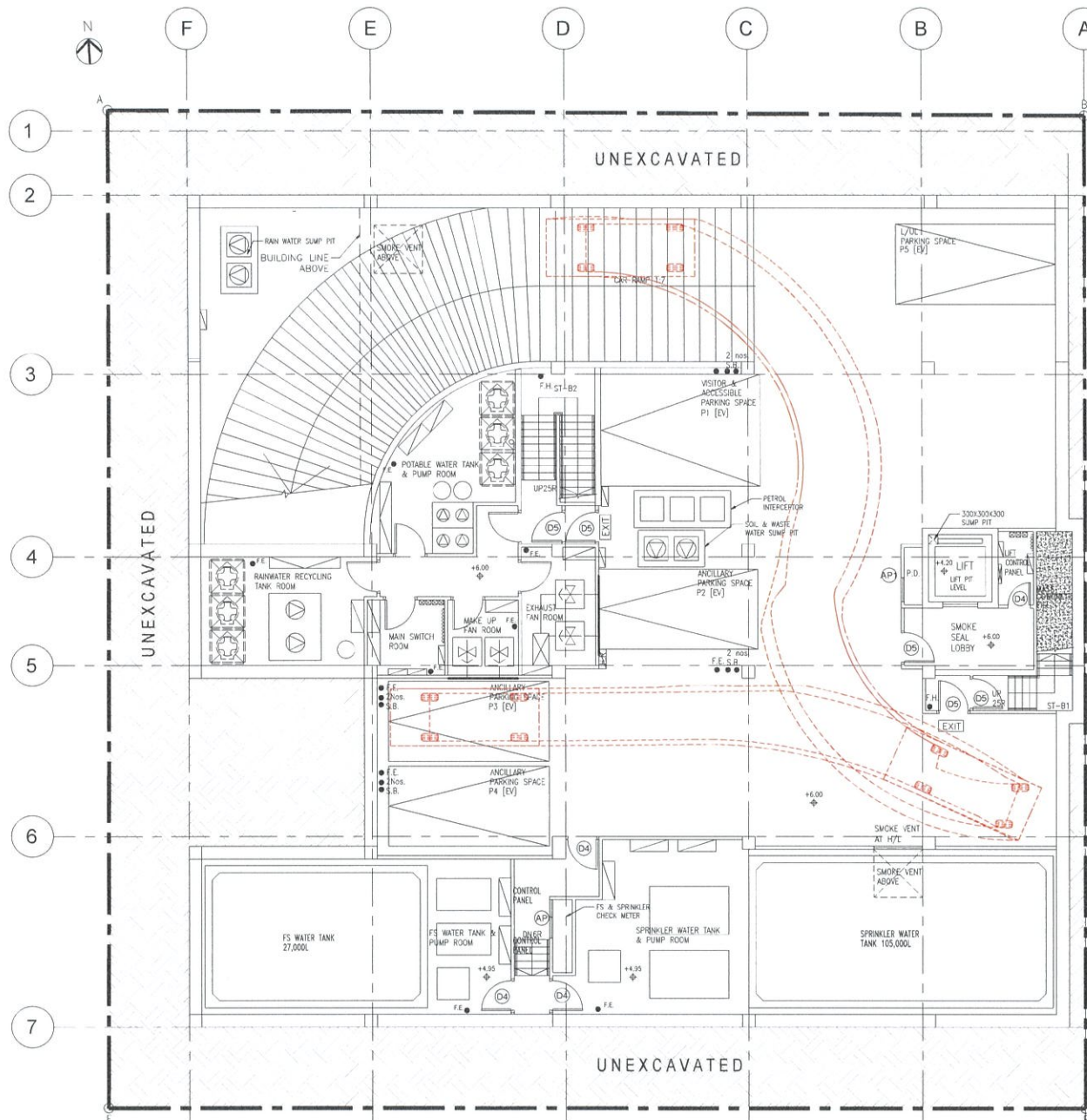
DRAWING TITLE

SWEEP PATH ANALYSIS FOR P3

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

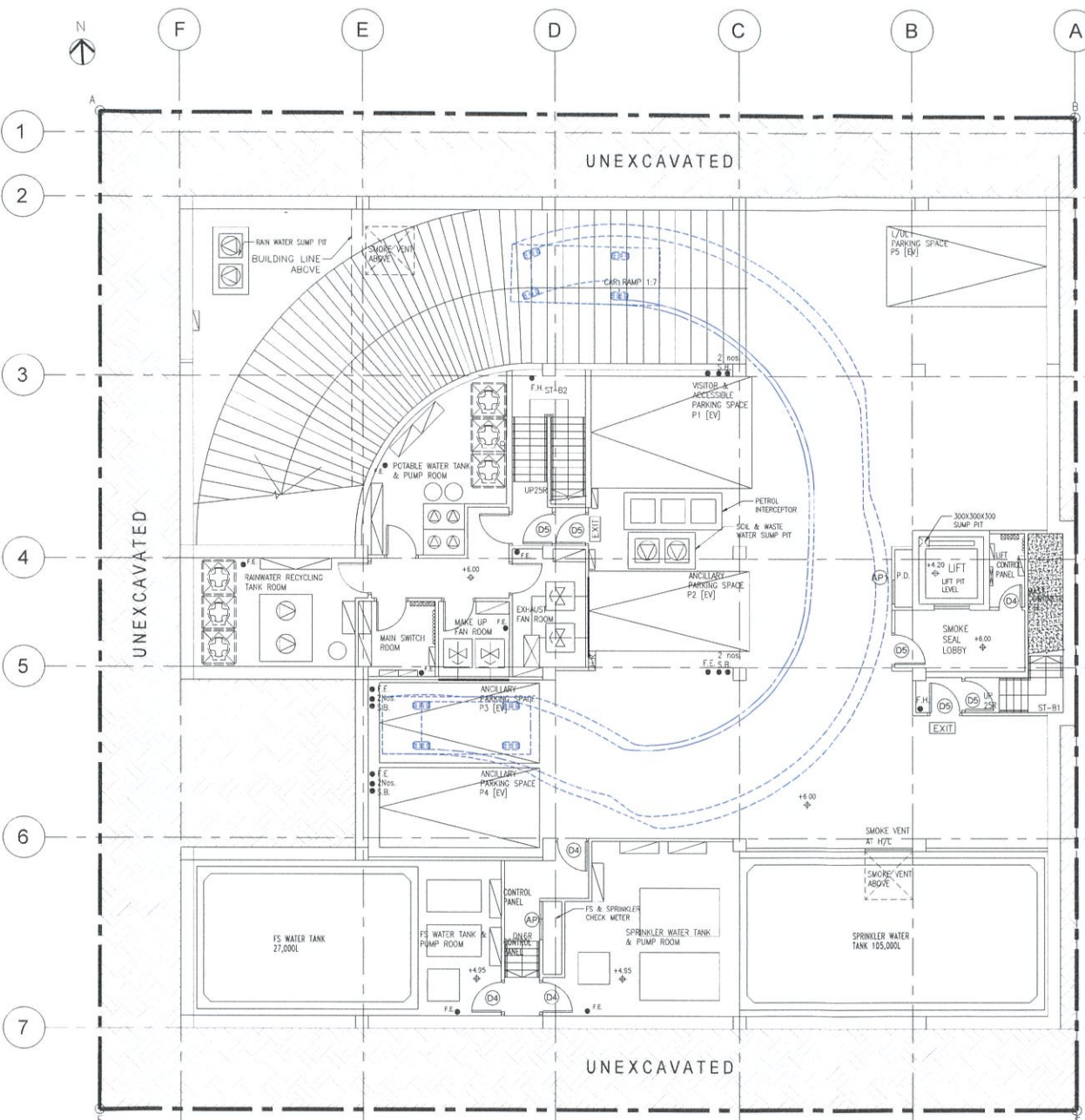
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P3 INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



P3 EGRESS

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

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

SWEPT PATH ANALYSIS FOR P4

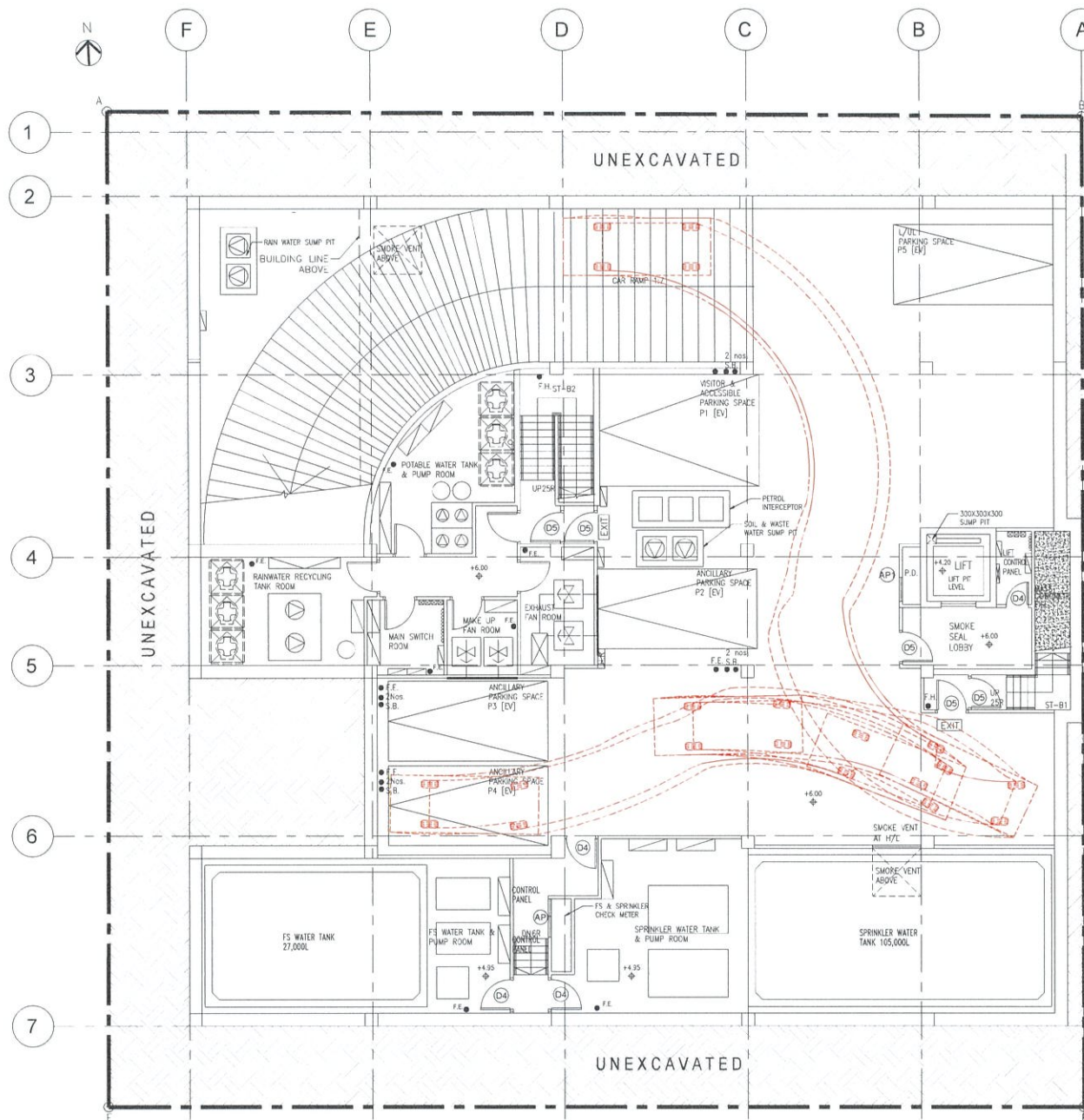
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| SP04 | A |

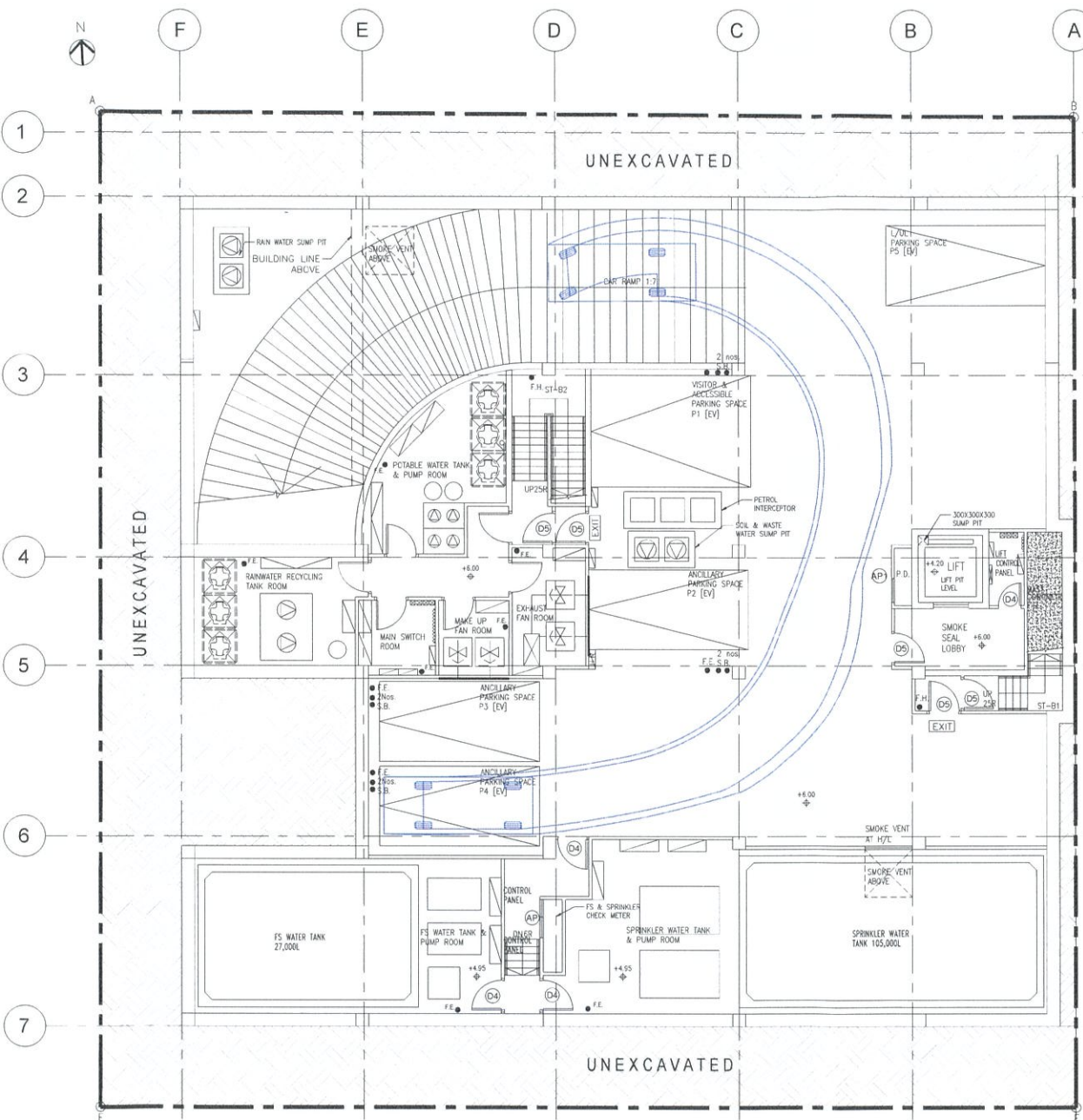
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P4 INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



P4 EGRESS

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

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

SWEPT PATH ANALYSIS FOR P5

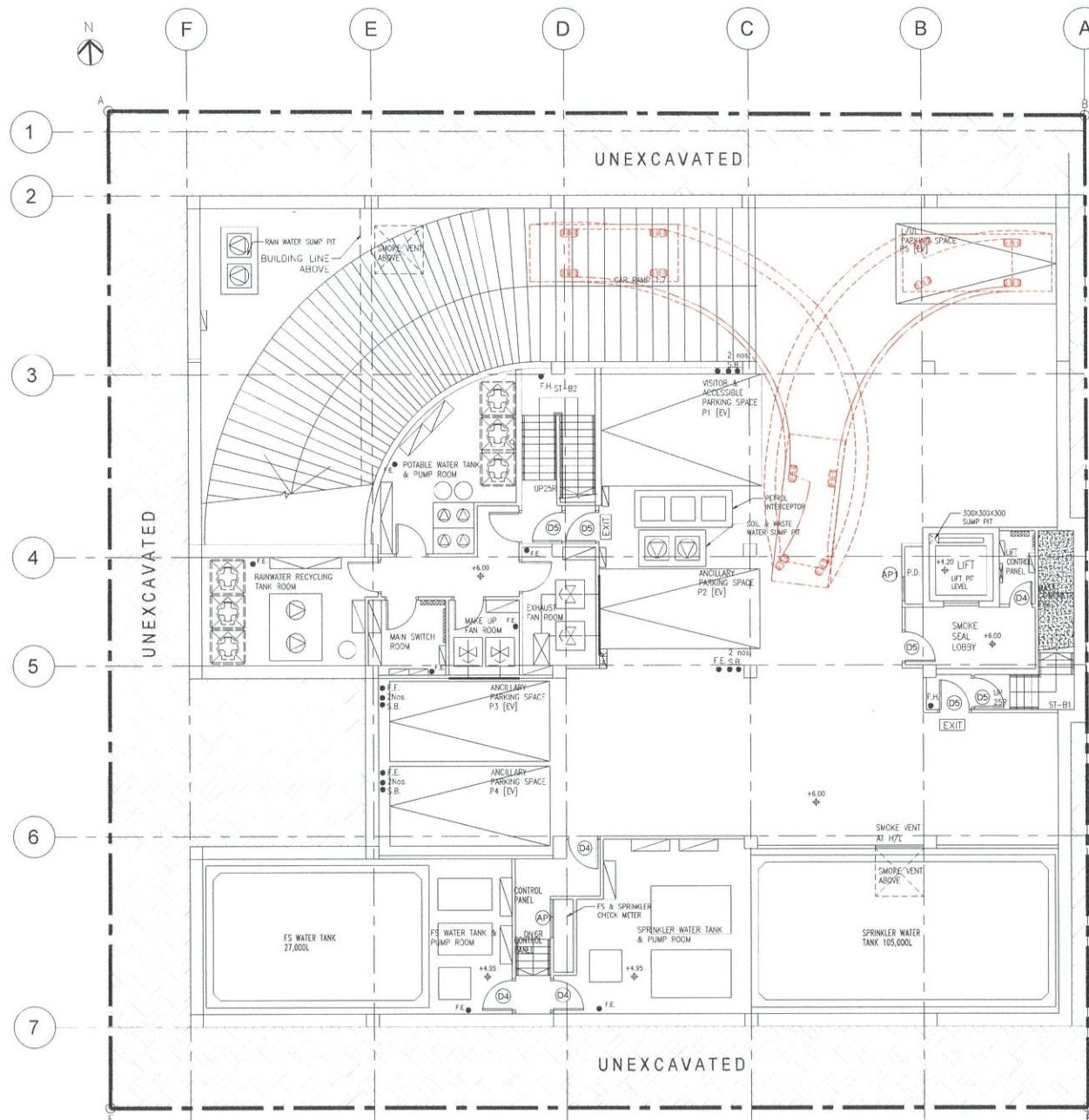
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
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| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| SP05 | A |

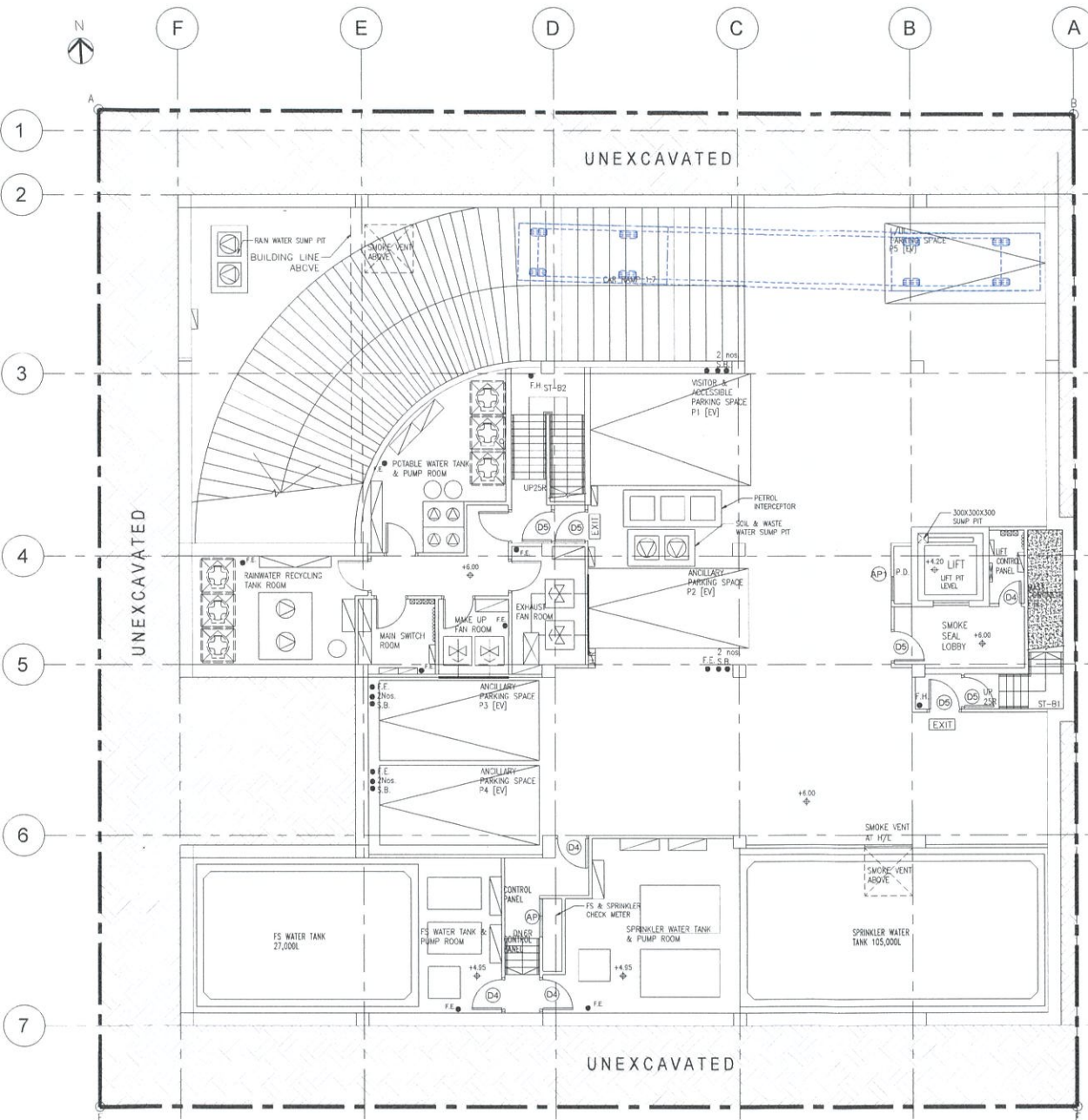
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P5 INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3

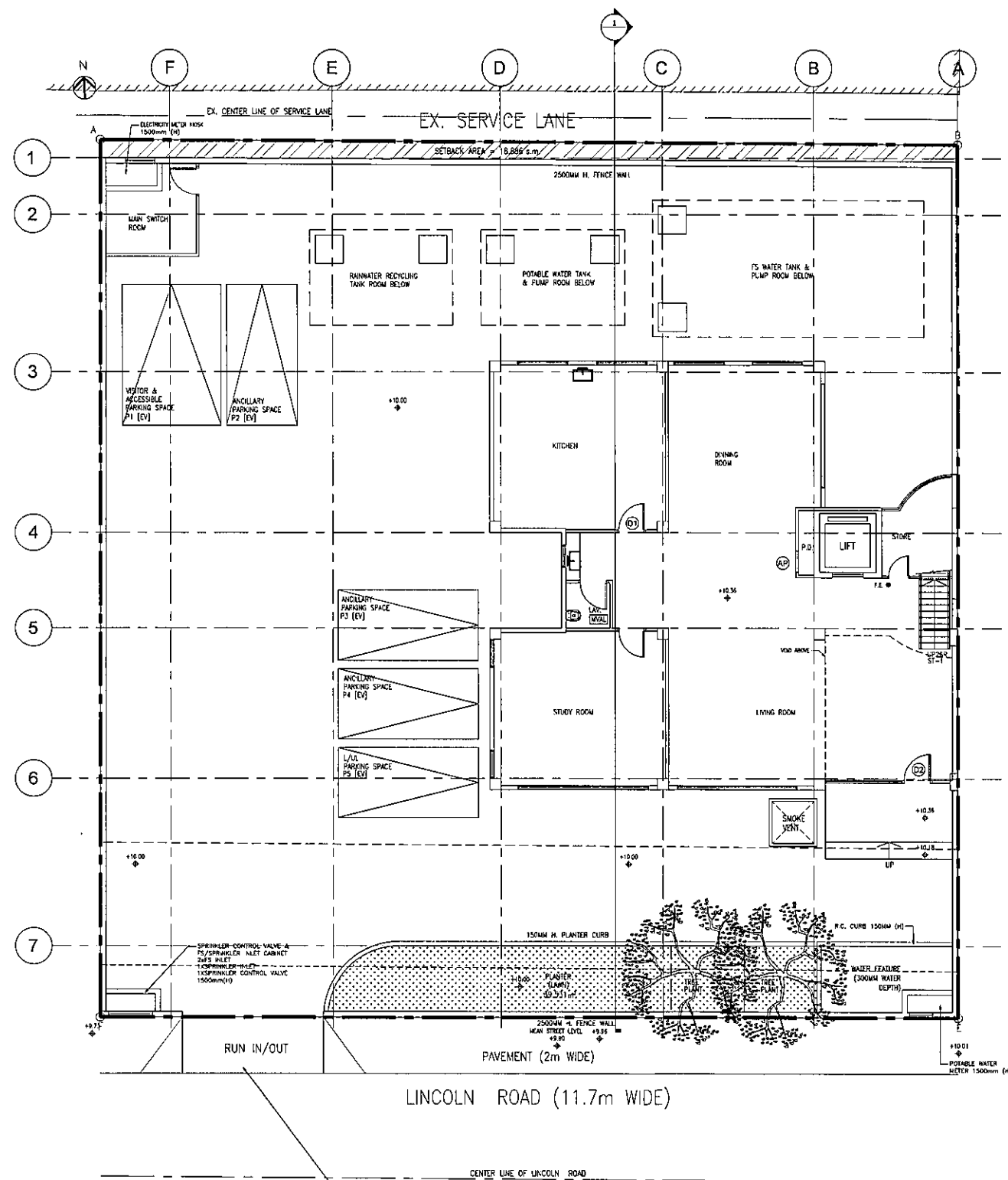


P5 EGRESS

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

Appendix 2

Alternative Scheme (without Basement)



GROUND FLOOR PLAN
SCALE: 1:200 @A3

CONSTRUCTION OF RUN-IN &
OUT TO BE CARRIED OUT IN
ACCORDANCE WITH HIGHWAYS
DEPARTMENT'S STANDARD

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
M.KIS, 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

GROUND FLOOR

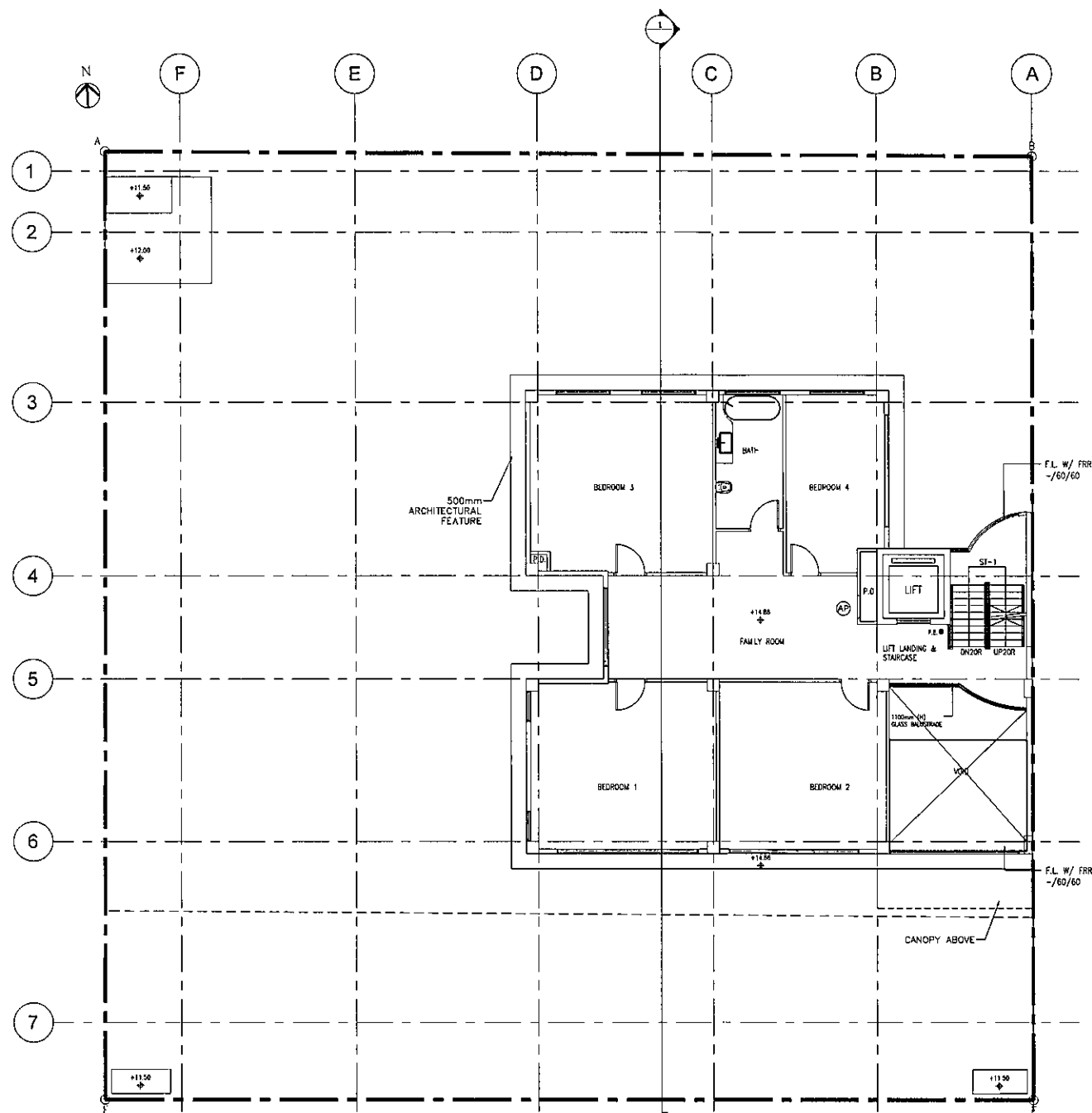
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| P-04 | A |

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FIRST 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)11/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

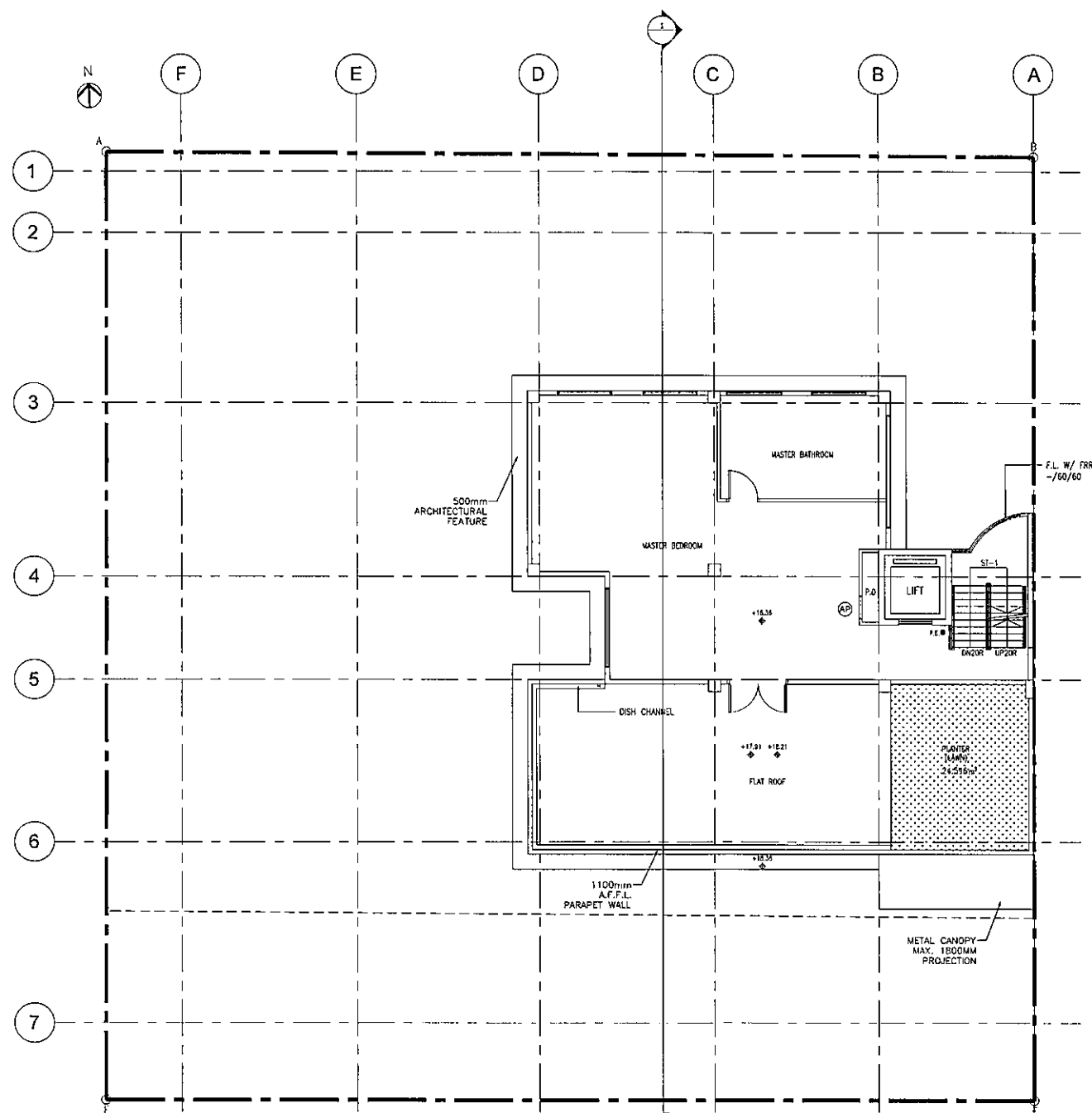
DRAWING TITLE

FIRST FLOOR PLAN

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-05 | A |

NOTE

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SECOND 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)11/16
STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

DRAWING TITLE

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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ITS AFFILIATIONS.

SITE COVERAGE AND PLOT RATIO CALCULATION

| | | |
|---------------------|---|---------------------------------|
| SITE AREA | = | LOT AREA |
| CLASS OF SITE | = | 948.25 m ² |
| BUILDING HEIGHT | = | A |
| | = | ROOF LEVEL - GROUND FLOOR LEVEL |
| | = | 21.86 - 10 |
| | = | 11.86m |
| PROPOSED PLOT RATIO | = | 556.34 / 948.25 |
| | = | 0.587 |
| GROUND FLOOR | = | 221.22 m ² |
| FIRST FLOOR | = | 205.89 m ² |
| SECOND FLOOR | = | 129.23 m ² |
| ROOF | = | - |
| TOTAL GFA | = | 556.34 m ² |

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 237.54 / 948.25
= 25.05 % (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 | = | 6.660 m ² |
| 2. ESSENTIAL PLANT ROOM | = | 9.660 m ² |
| 1/F: | | |
| 1. VOID | = | 16.430 m ² |
| R/F: | | |
| 1. DOG HOUSE | = | 1.625 m ² |
| 2. STAIRCASE & LIFT SHAFT | = | 24.559 m ² |
| 3. ESSENTIAL PLANT ROOM | = | 16.656 m ² |
| TOTAL | = | 157.058 m ² |

TOTAL CONSTRUCTION AREA

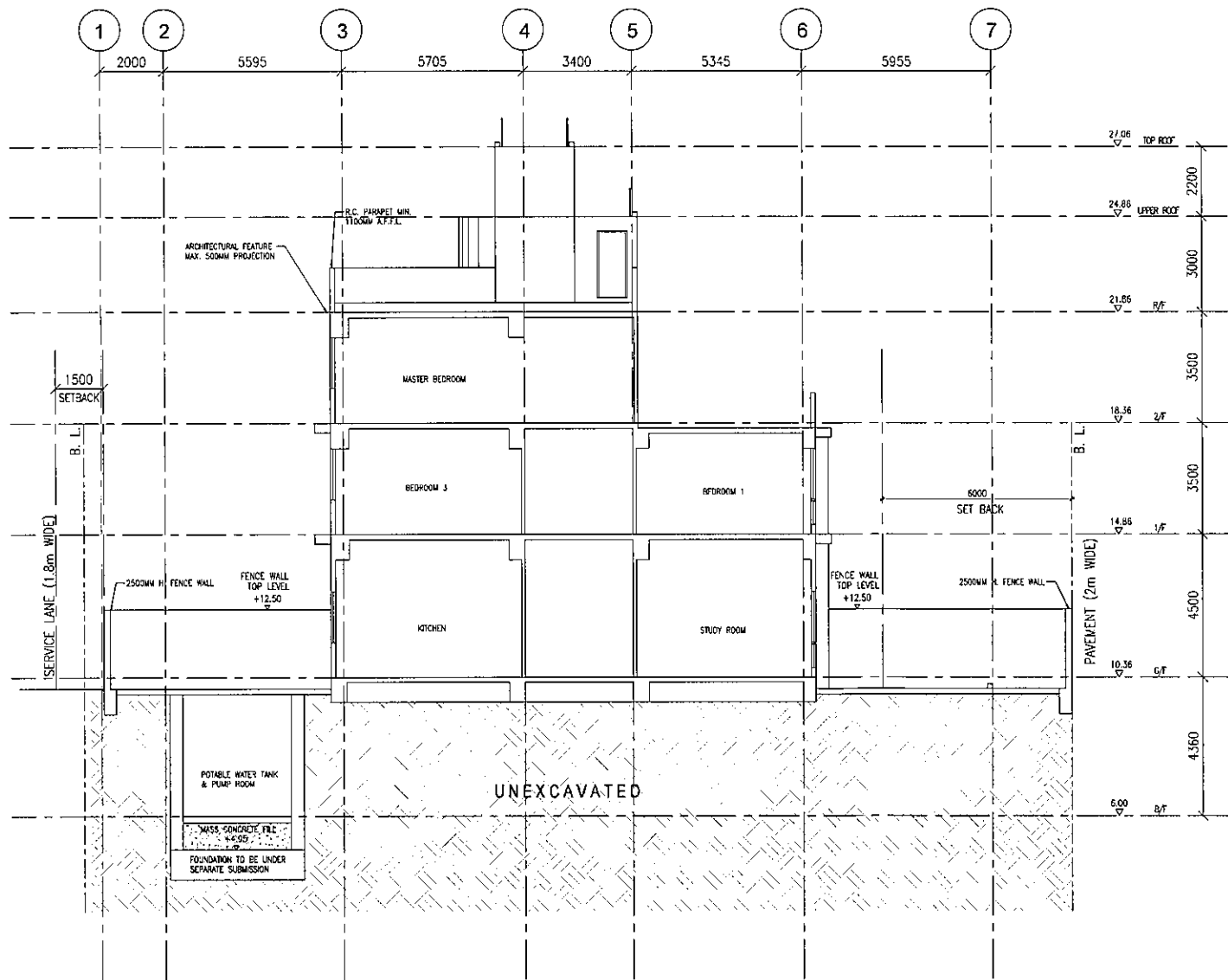
| | | |
|----------------|---|------------------------|
| BASEMENT FLOOR | = | 81.468 m ² |
| GROUND FLOOR | = | 237.540 m ² |
| FIRST FLOOR | = | 222.323 m ² |
| SECOND FLOOR | = | 222.323 m ² |
| ROOF | = | 129.092 m ² |
| TOTAL AREA | = | 892.746 m ² |

LANDSCAPE AREA

| | | |
|--------------|---|-----------------------|
| GROUND FLOOR | = | 39.531 m ² |
| SECOND FLOOR | = | 24.596 m ² |
| TOTAL AREA | = | 64.127 m ² |

LANDSCAPE RATIO

64.127 m² (PROVIDED) / 948.25 m²
= 6.763 %



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)/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 |
| GW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
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CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(SBS)
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

SWEEP PATH ANALYSIS FOR P1

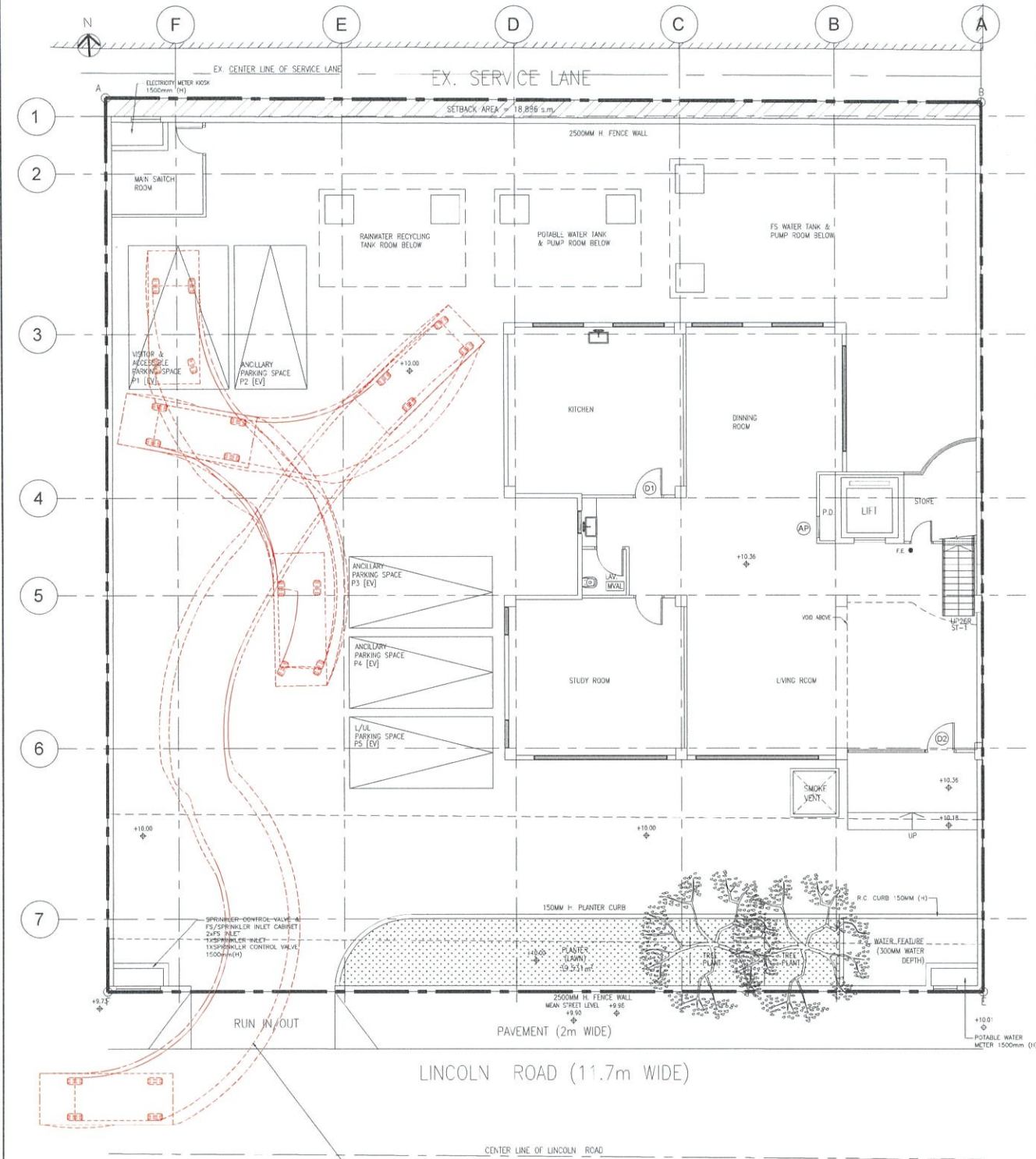
DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED
BW ML

DWG. NO. REV.
SP01 A

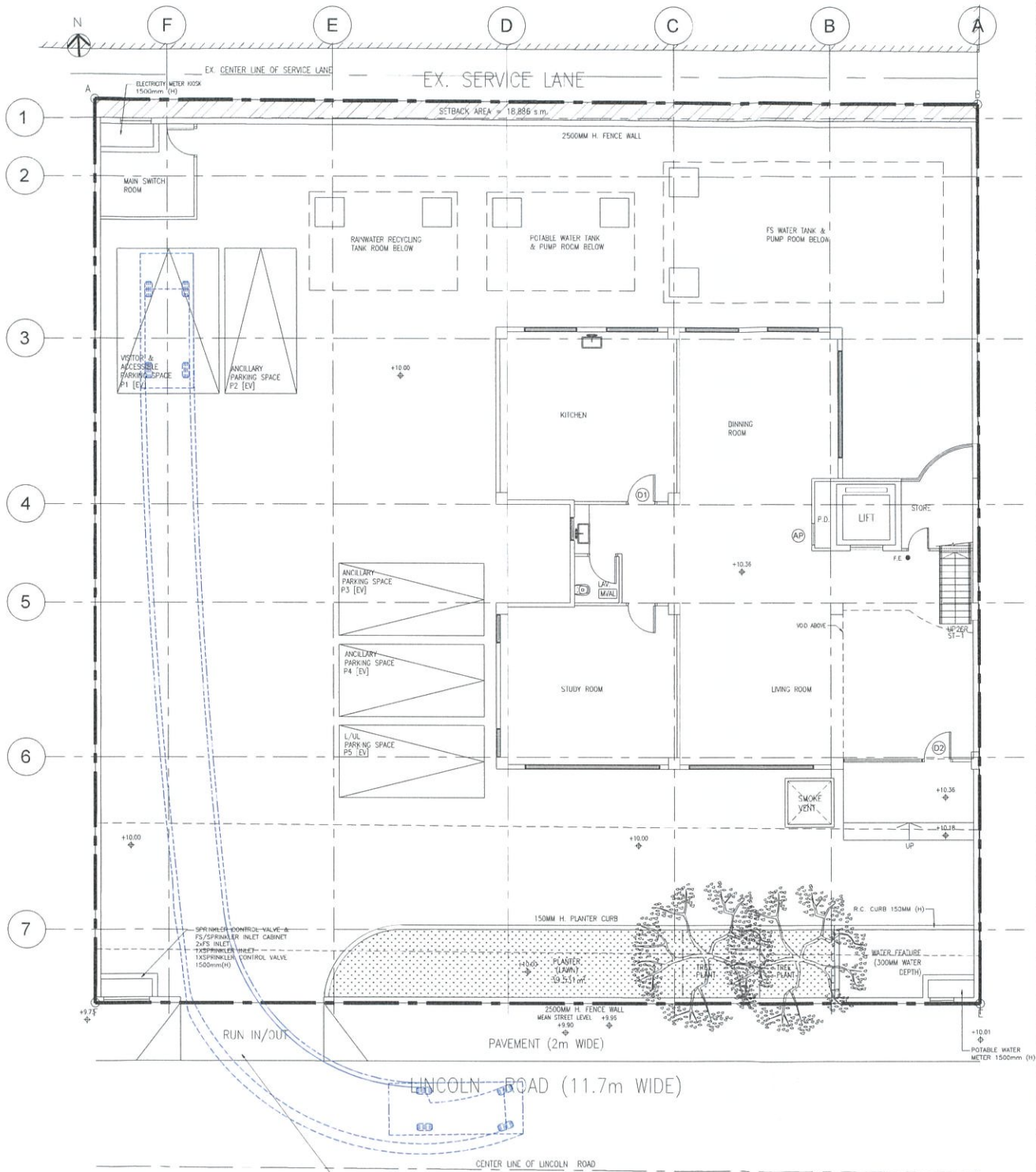
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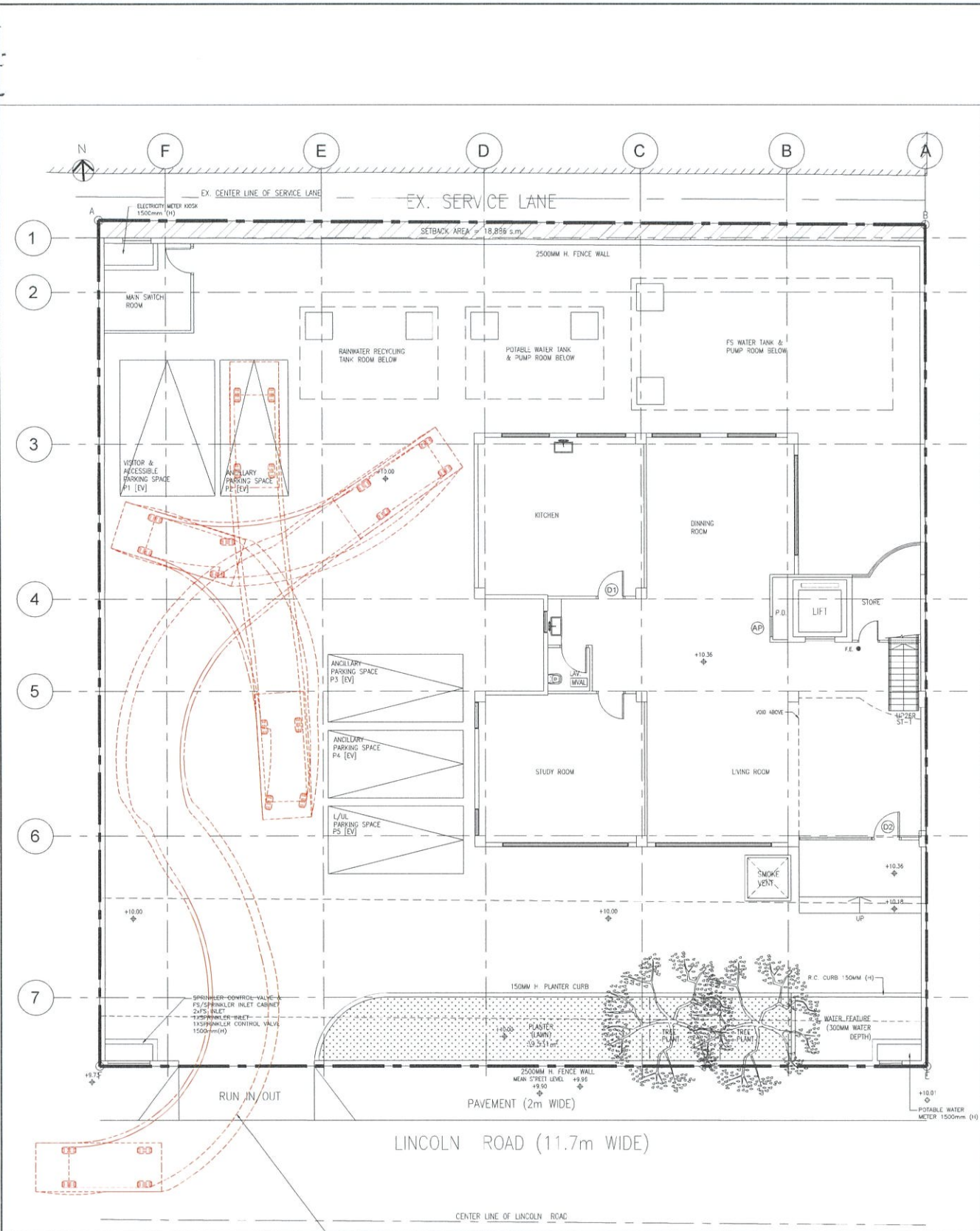
P1 INGRESS

GROUND FLOOR PLAN
SCALE: 1:200 @A3



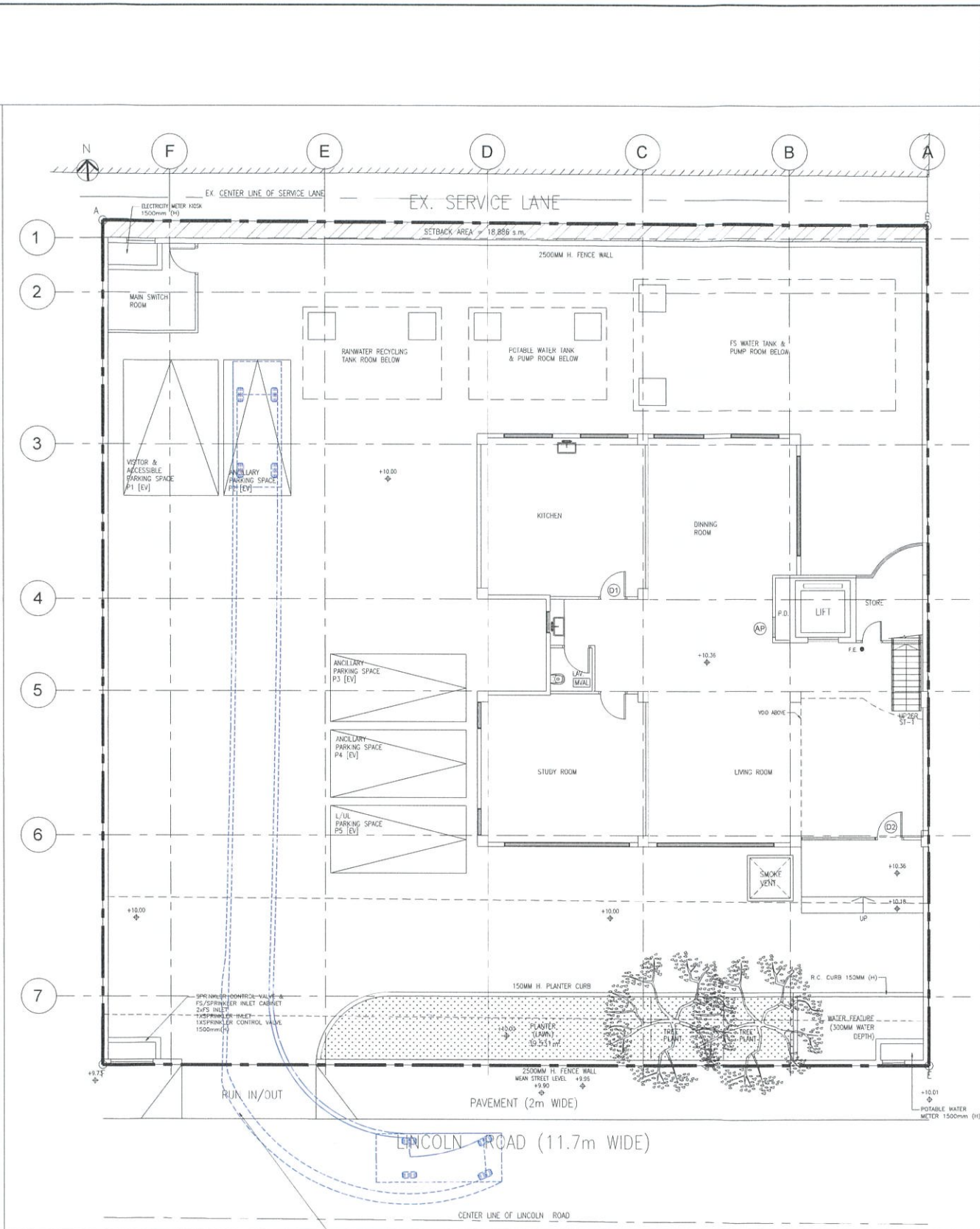
P1 EGRESS

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



P2 INGRESS

GROUND FLOOR PLAN
SCALE: 1:200 @A3



P2 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 5 LINCOLN ROAD, KWLOON TONG, KOWLOON (N.K.I.L. 714) | | |
| 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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CLIENT(S)

AUTHORIZED PERSON

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

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

SWEPT PATH ANALYSIS FOR P3

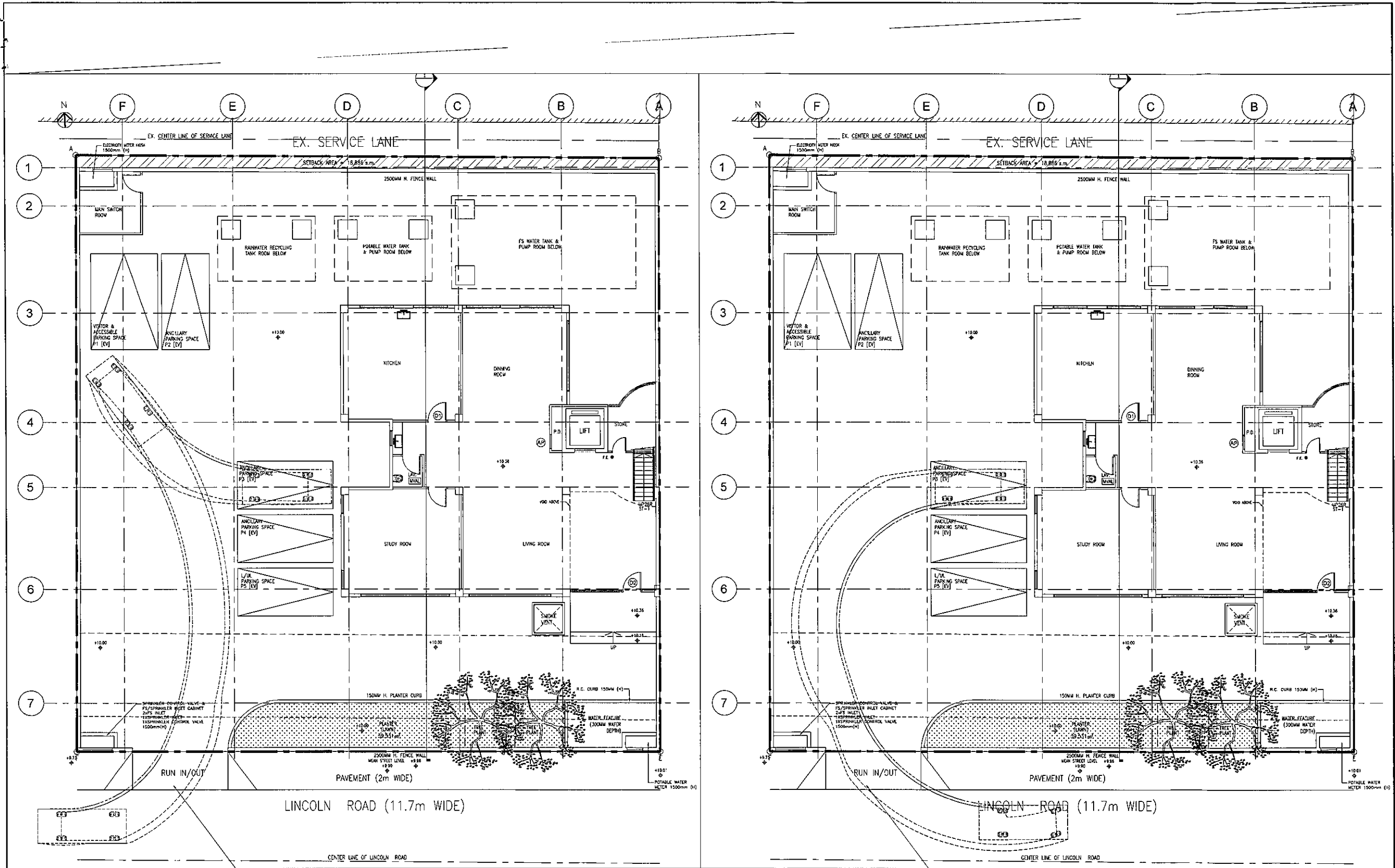
DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED
BW MI.

DWG. NO. REV.
SP03 A

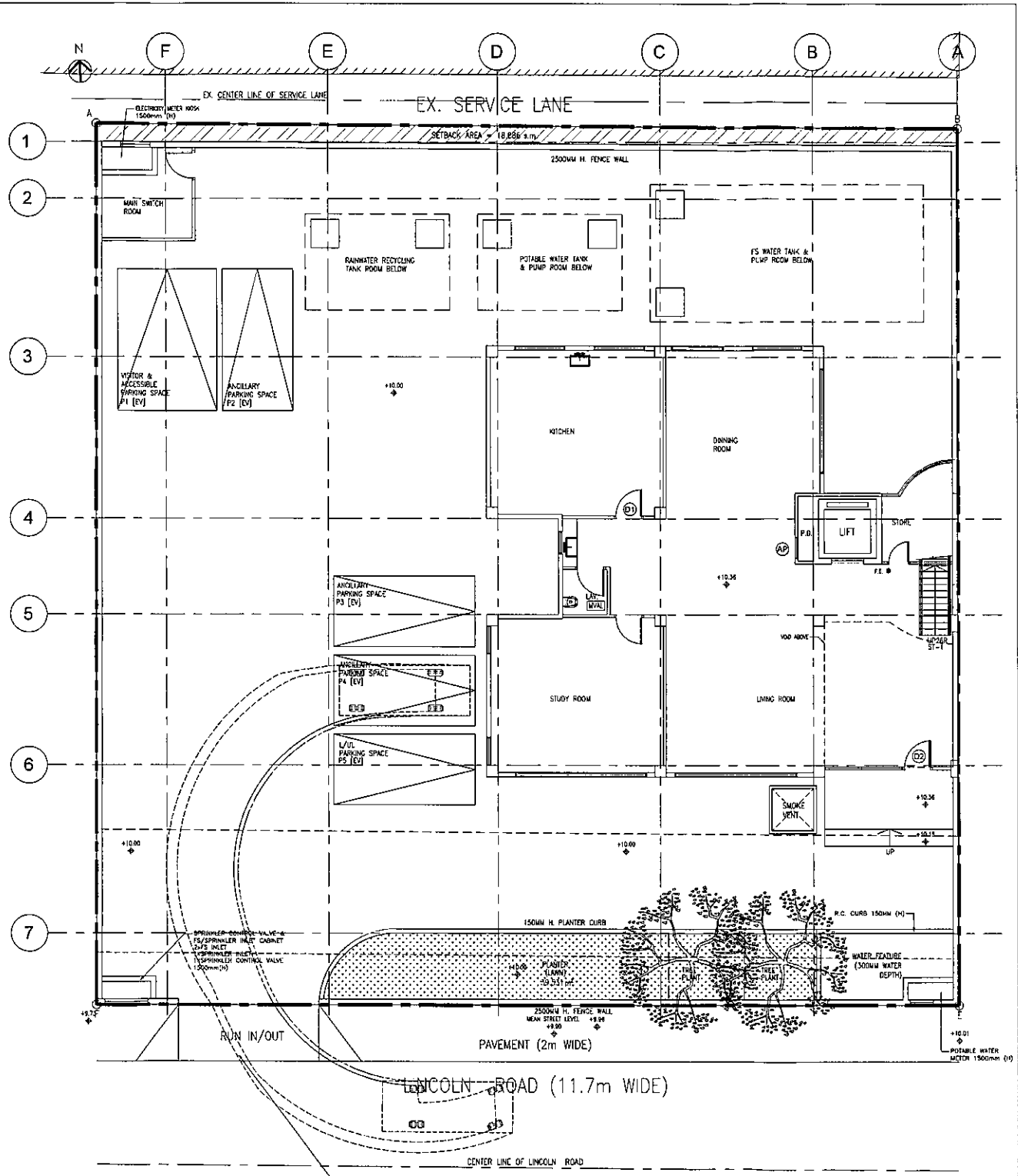
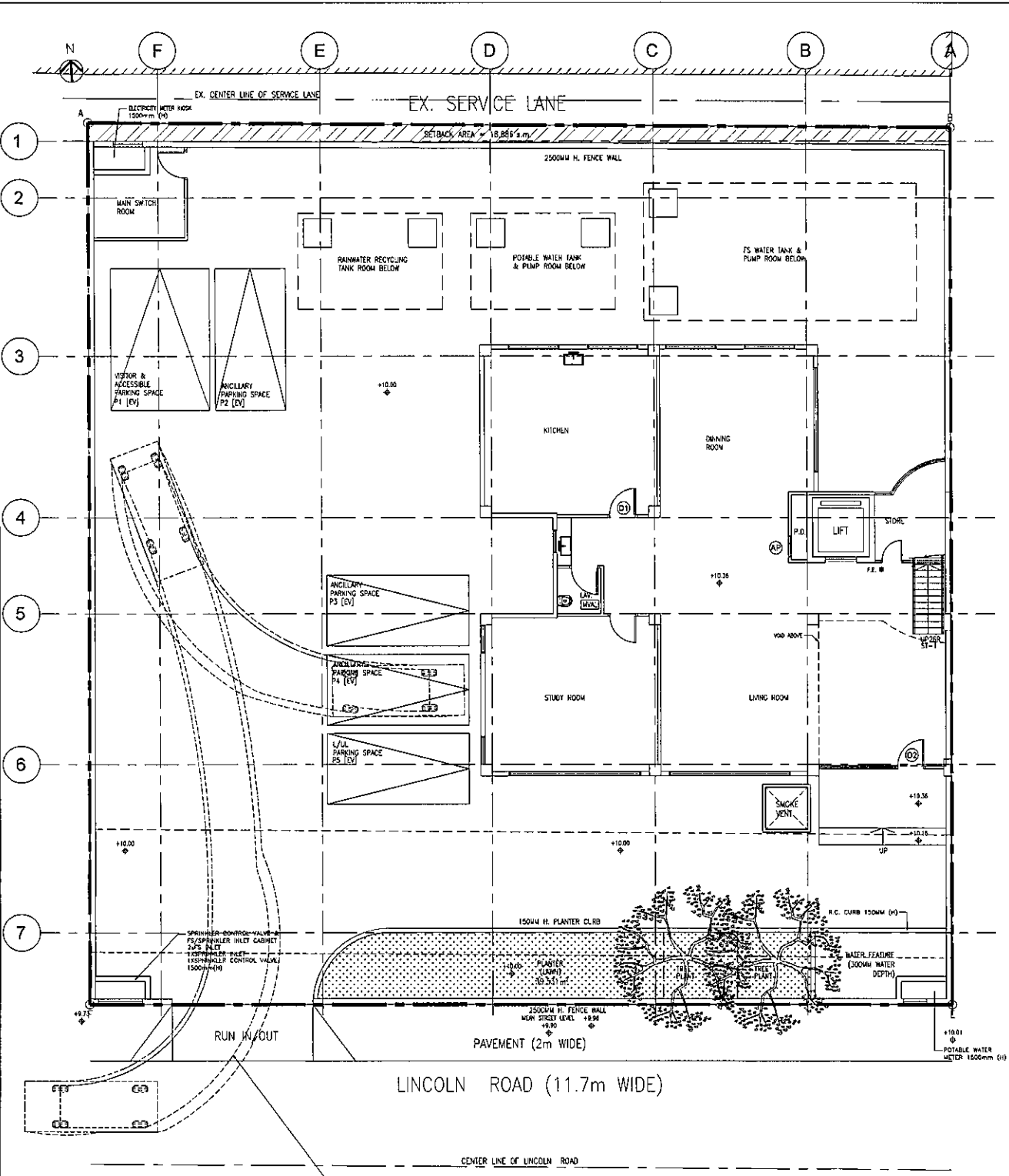
NOTE

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ITS AFFILIATIONS.



GROUND FLOOR PLAN
SCALE: 1:200 @A3

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



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
M.H.K.S. RPS(BS)
Authorized Person AP(S)11/16
STRUCTURAL ENGINEER

PROJECT TITLE

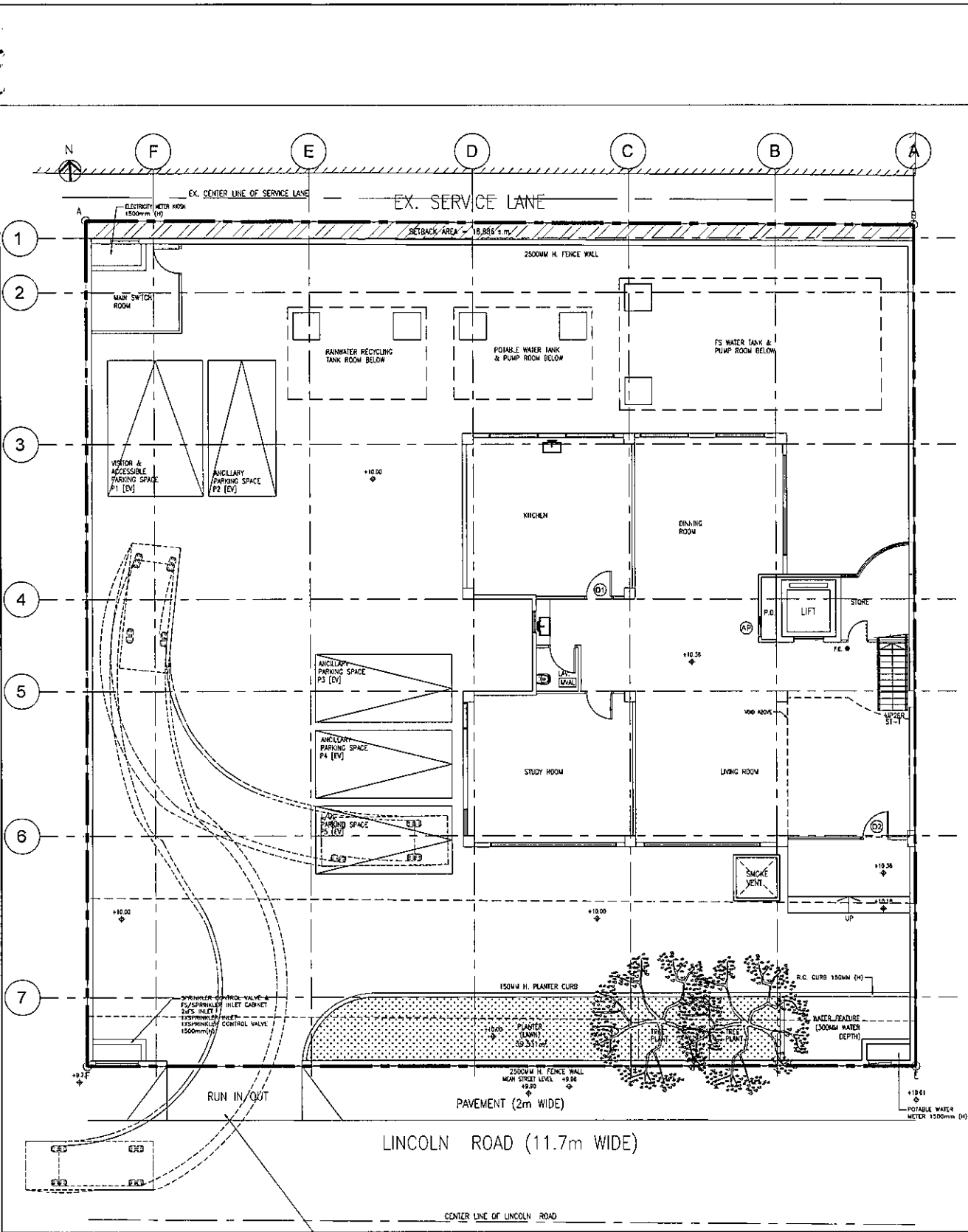
PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

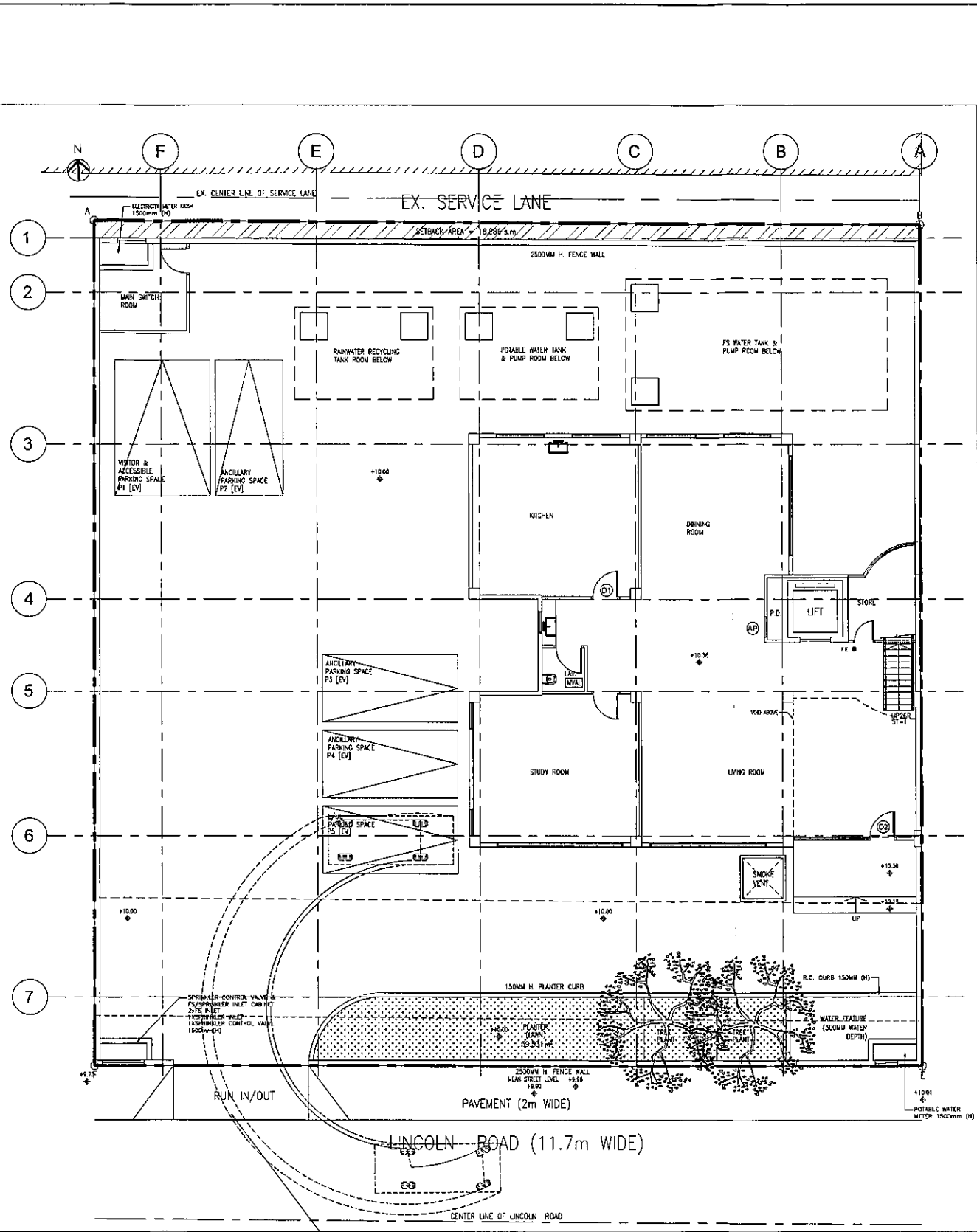
SWEEP PATH ANALYSIS FOR P4

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| SP04 | A |

NOTE
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P5 INGRESS



P5 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(SB)
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

SWEPT PATH ANALYSIS FOR P5

DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED
BW ML

DWG. NO. REV.
SP05 A

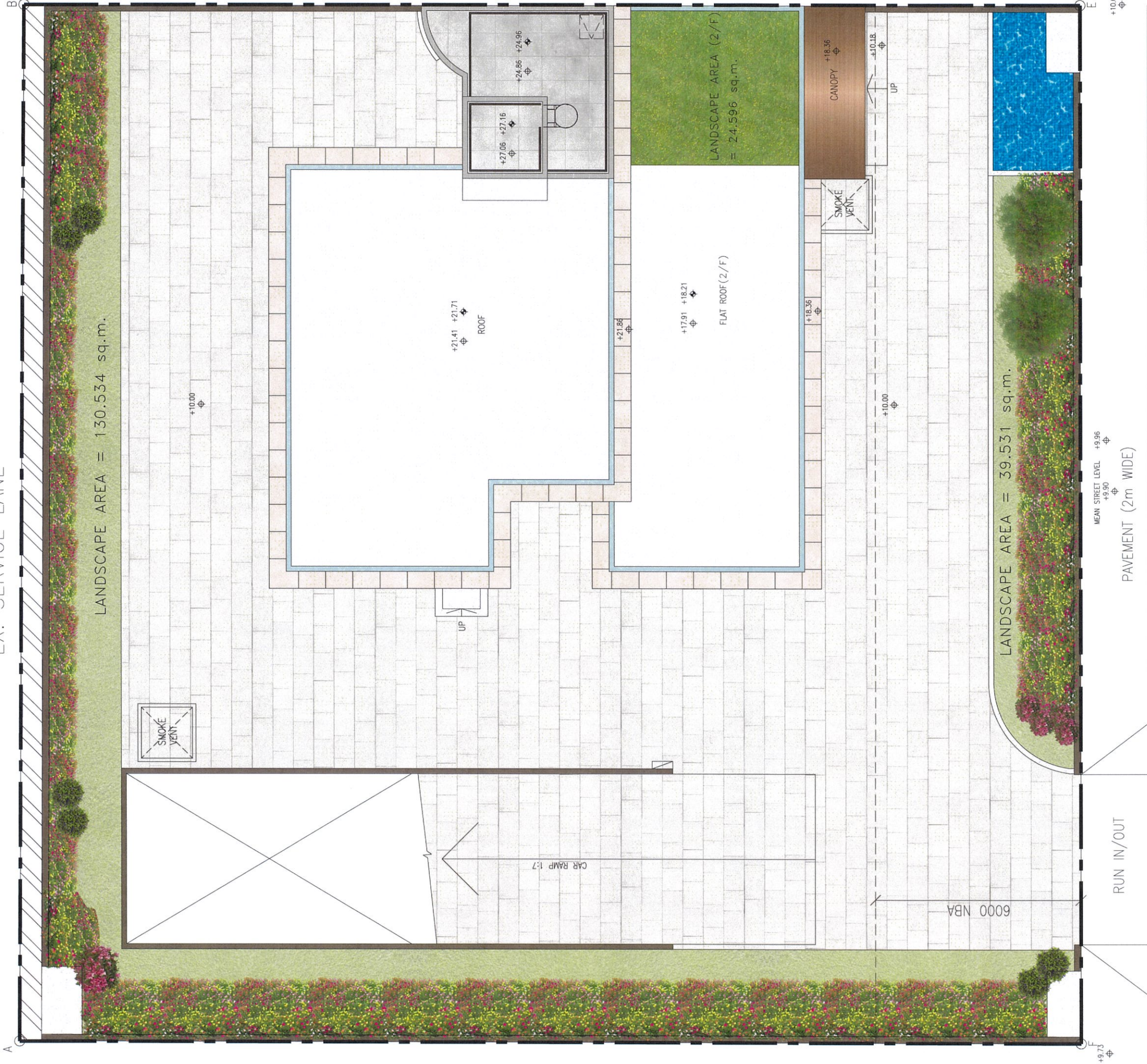
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ITS AFFILIATIONS.

Appendix 3

Landscape Proposal



EX. SERVICE LANE



LINCOLN ROAD (11.7m WIDE)

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
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

Our Ref.: KW/TPN/2640A/L07

4 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 for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

We would like to submit herewith a set of supplementary "Response-to-Comments" in responding to Environmental Protection Department's comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

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



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



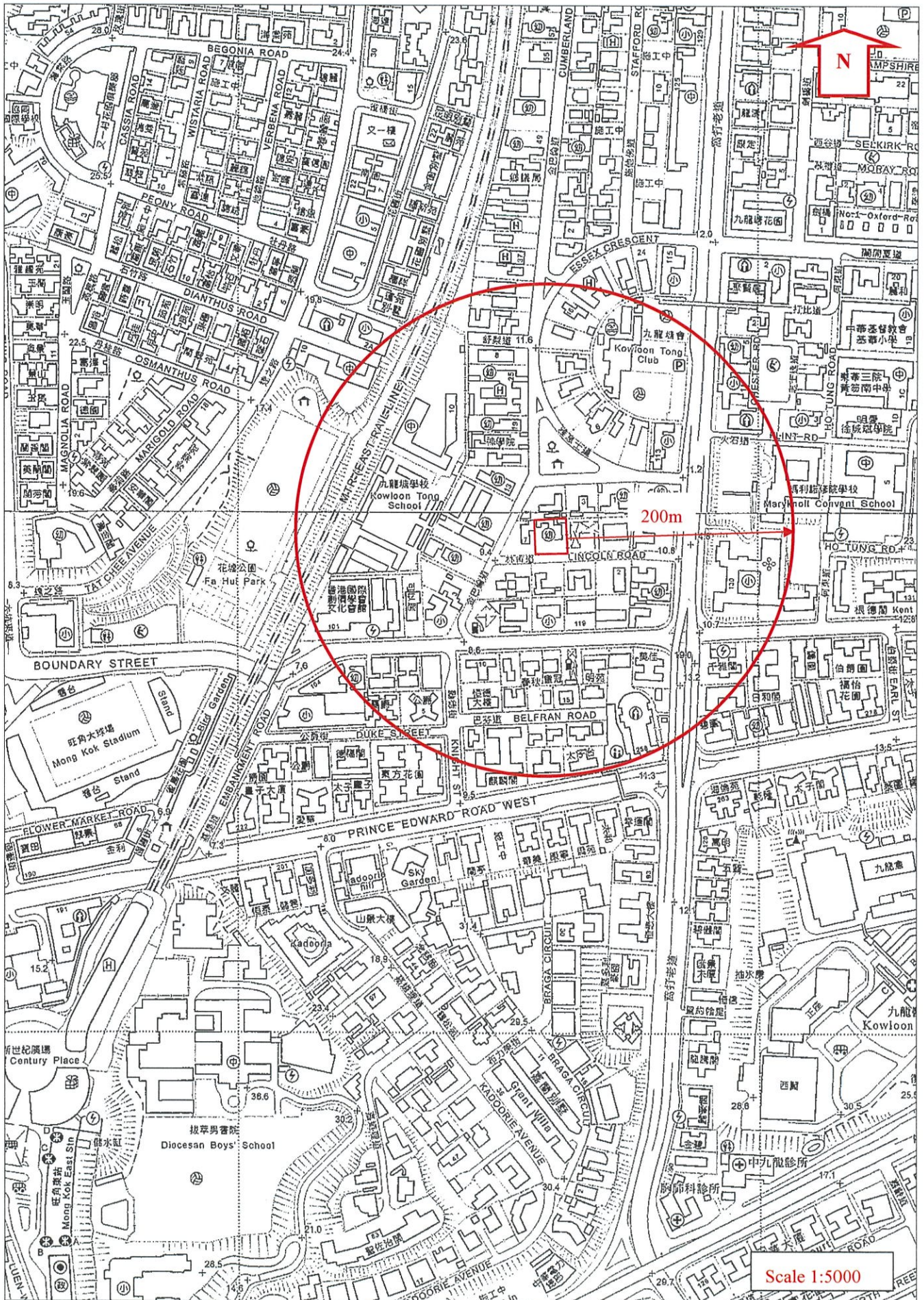
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

| | Departmental Comments | Responses |
|------|---|---|
| | <u>Environmental Protection Department (EPD)</u> | |
| (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 Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met. | <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; - 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, 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. |
| (c) | 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. |

Indication Plan A



For Identification Only

Indication Plan B

Our Ref.: KW/TPN/2640A/L08

4 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 for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

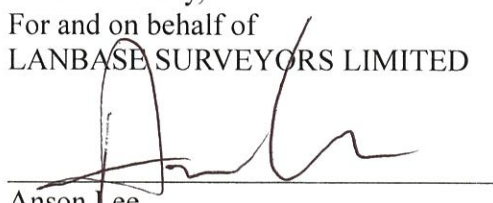
We refer to the captioned planning application.

We would like to submit herewith a set of replacement pages of the Application Form and "Response-to-Comments" in responding to the Transport Department's comment for the captioned planning application.

The revised Development Schedule, and revised B/F and G/F plans with swept path analysis for loading / unloading bay for goods vehicles are also provided at **Appendix 1** and **Appendix 2** respectively.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.

DPO/Kln (Attn.: Mr. Ryan Kwok Email)



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



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

☒ Domestic part 住用部分

GFA 總樓面面積 ..540.41..... sq. m 平方米 ☒ About 約
 number of Units 單位數目 ..1.....
 average unit size 單位平均面積 ..540.41.....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
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☐ 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 / Kitchen |
| ..... | 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

...L/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)

3/2029

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

| | | |
|--|--------------|--|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> | <p><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))</p> <p>LINCOLN ROAD</p> <p><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)</p> <p><input type="checkbox"/></p> |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p> | <p>Yes 是</p> | <p><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</p> <p>Private Car Parking Spaces 私家車車位 3</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>Accessible Visitor Car Parking Space</p> |
| <p>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？</p> | <p>Yes 是</p> | <p><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</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> |
| | <p>No 否</p> | <p><input type="checkbox"/></p> |

| | | |
|--|--|----------------------------|
| (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>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) | Instead of the 1 no. of loading/unloading space for private car as proposed by the applicant, 1 no. of loading / unloading space for goods vehicle shall be proposed, the dimension of the loading / unloading space for goods vehicles shall refer to section 3(g), Table 11, Chapter 8 of HKPSG; and | Please note that 1 no. of loading / unloading space for light goods vehicle is proposed at G/F in replacement of the previously proposed 1 no. of loading/unloading space for private car at B/F. Please see the revised B/F and G/F plans at Appendix 2 . |
| (iii) | The applicant shall provide swept path analysis on the loading and unloading bay for goods vehicles. | Please see the Swept Path Analysis at Appendix 2 . |

Appendix 1

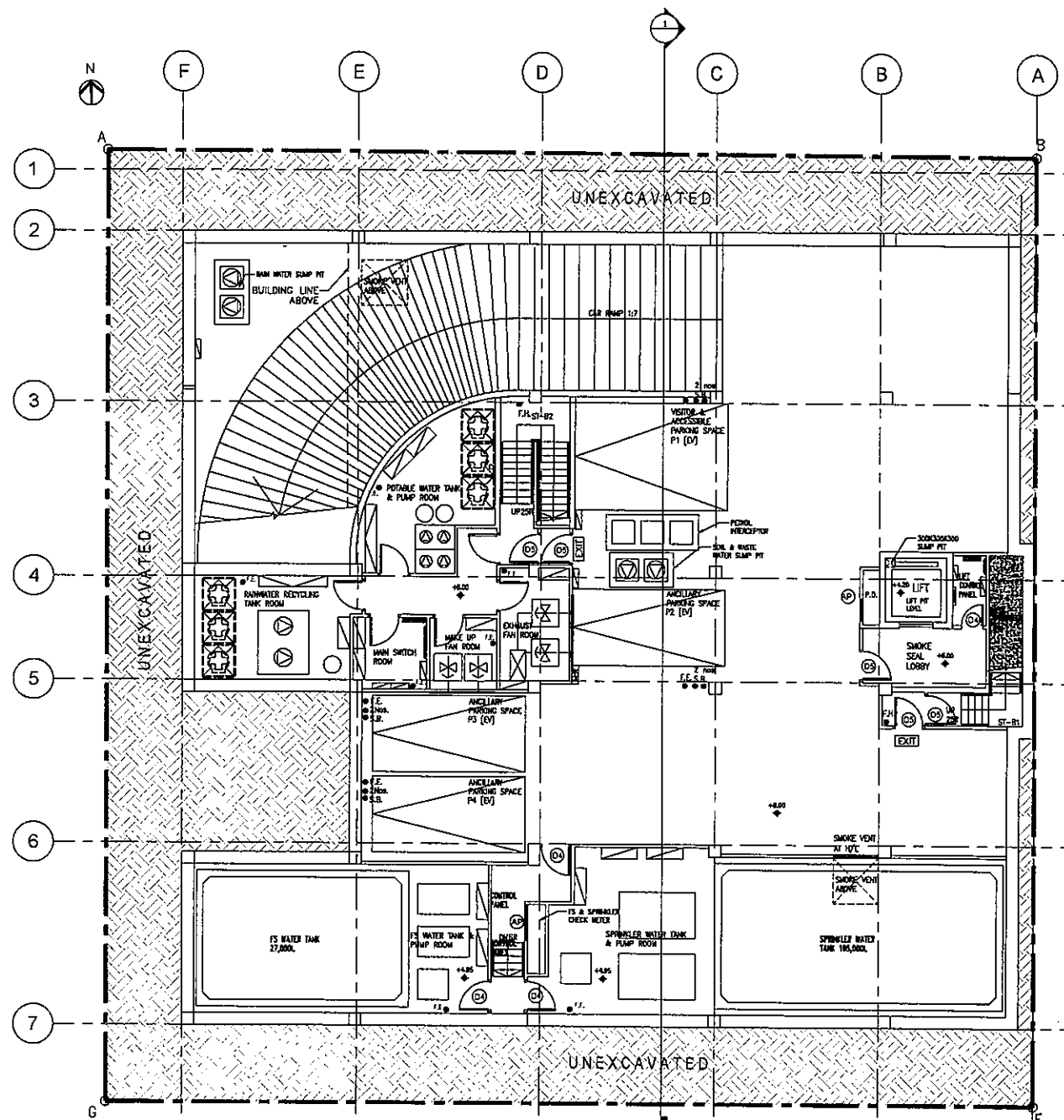
Revised Development Schedule

Table 5.1 Proposed Development Schedule

| | |
|---|--|
| Site Area | About 948.25m ² |
| Plot Ratio | Not more than 0.6 |
| Site Coverage | About 24.03% |
| Gross Floor Area | About 540.41m 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 ² |
| R/F | Flat Roof |
| | |
| Provision of Internal Transport Facilities | |
| Car Parking Spaces | |
| - 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) |

Appendix 2

Revised B/F and G/F Plans
and
Swept Path Analysis
on the Loading and Unloading Bay for Goods Vehicles



BASEMENT FLOOR PLAN
SCALE: 1:200 @A3

| 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
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

BASEMENT FLOOR PLAN

| DATE | SCALE |
|-------------|----------|
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| P-03 | A |

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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) 1/16
STRUCTURAL ENGINEER

PROJECT TITLE

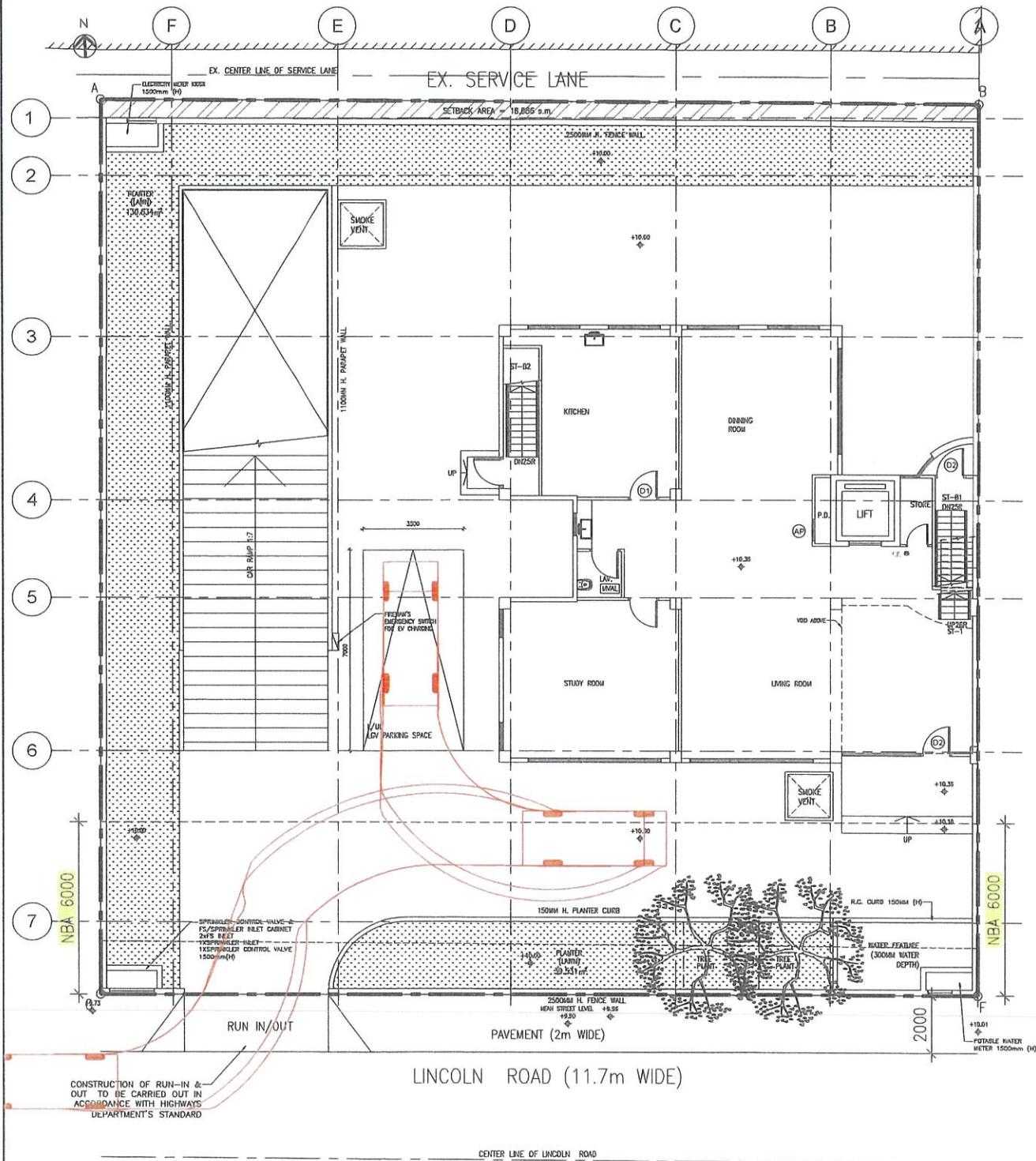
PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 714)

DRAWING TITLE

SWEEP PATH ANALYSIS FOR LOADING AND
UNLOADING CAR PARKING SPACE

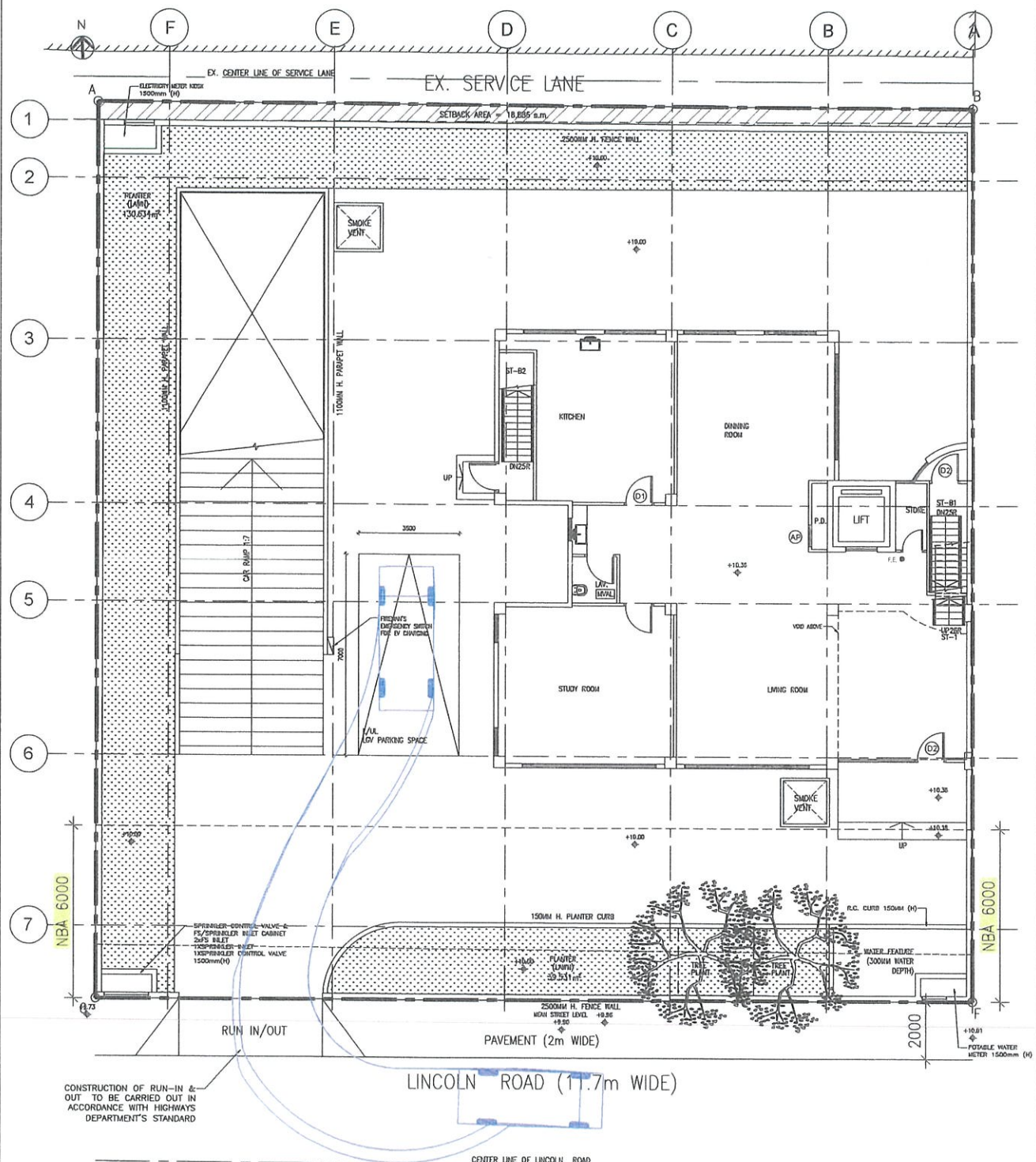
DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED
BW ML
DWG. NO. REV.
SP06 A

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U/UL INGRESS

BASEMENT FLOOR PLAN
SCALE: 1:200 @A3



U/UL EGRESS

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

宏 基 測 量 師 行

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

Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

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

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

4 August 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**


We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in response to the government departmental comments for re-activating the captioned planning application.

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

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.

RK/AL

c.c.

DPO/Kln (Attn.: Mr. Ryan Kwok Email)



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



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

Response-to-Comments

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

| | | |
|------|---|--------|
| | <u>Air Ventilation</u> | |
| 4. | Given the small scale and nature of the proposed development, no significant adverse impact to the surrounding pedestrian wind environment is anticipated. | Noted. |
| | <u>Transport Department (TD)</u> | |
| | Please find below comments on the subject application from traffic engineering perspective: | |
| (i) | I have no adverse comment on proposed vehicular access with clear width not exceeding 5m provided it is located within the specified X-Z-Y points according to the lease. | Noted. |
| (ii) | I have no adverse comment on the proposed 3 nos. of ancillary PC parking spaces, 1 no. of visitor PC parking space, and 1 no. of LGV loading/unloading bay for the proposed development compromising one single family house with GFA>160m ² . | Noted. |

Planting Schedule

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

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

Legend



Ground Covers



Ground Covers



Ground Covers



Feature Tree



Shrubs

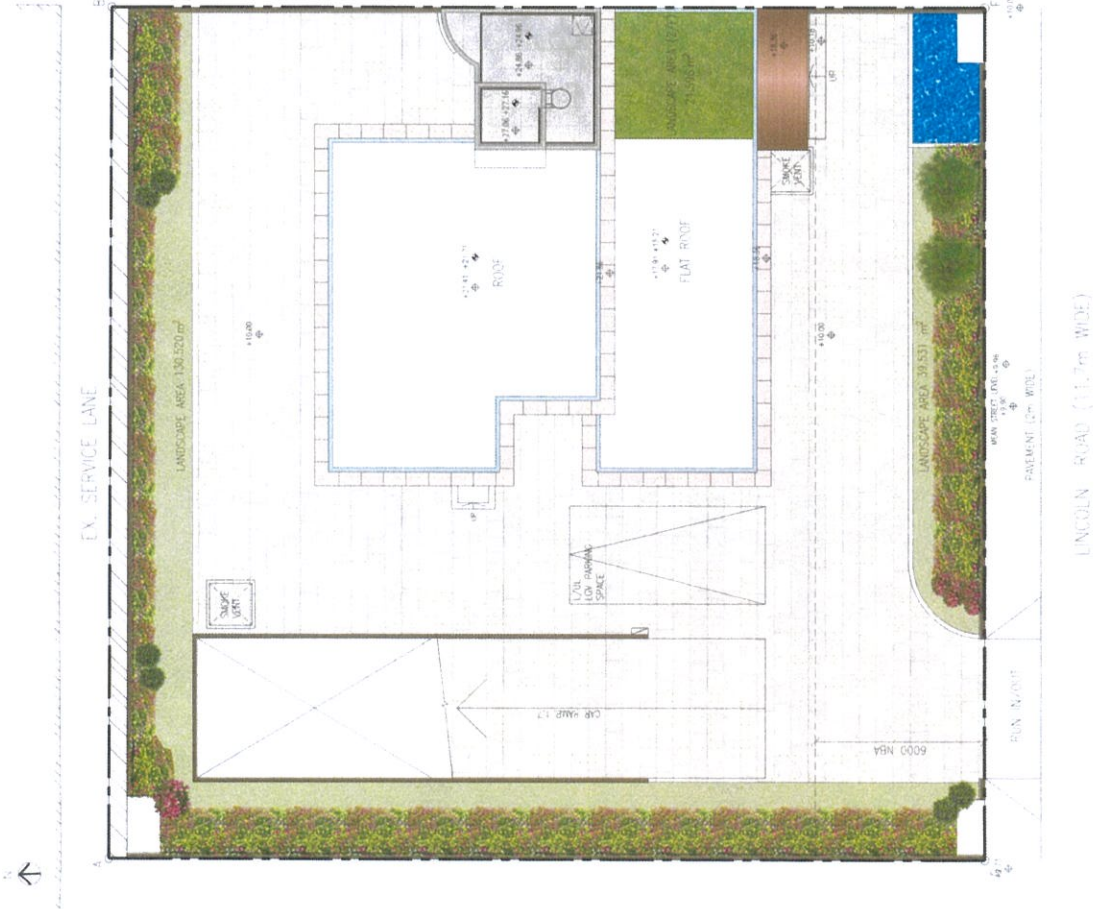


Shrubs

Planting Photos



Terminalia mantaly 小葉欖仁



Master Landscape Plan

宏 基 測 量 師 行

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

Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

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

Our Ref.: KW/TPN/2640A/L13

12 August 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

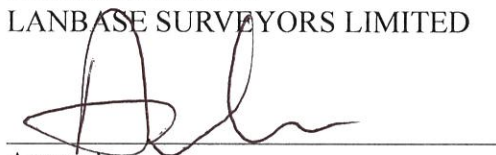
**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

We would like to clarify that the Main Roof Level is 21.86mPD. A revised Roof Floor Plan with updated Main Roof Level (21.86mPD), Lift Landing Level (22.31mPD) and Floor Finishing Level (22.16mPD) is provided herewith for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.

RK/AL

C.C.

DPO/Kln

(Attn.: Mr. Ryan Kwok

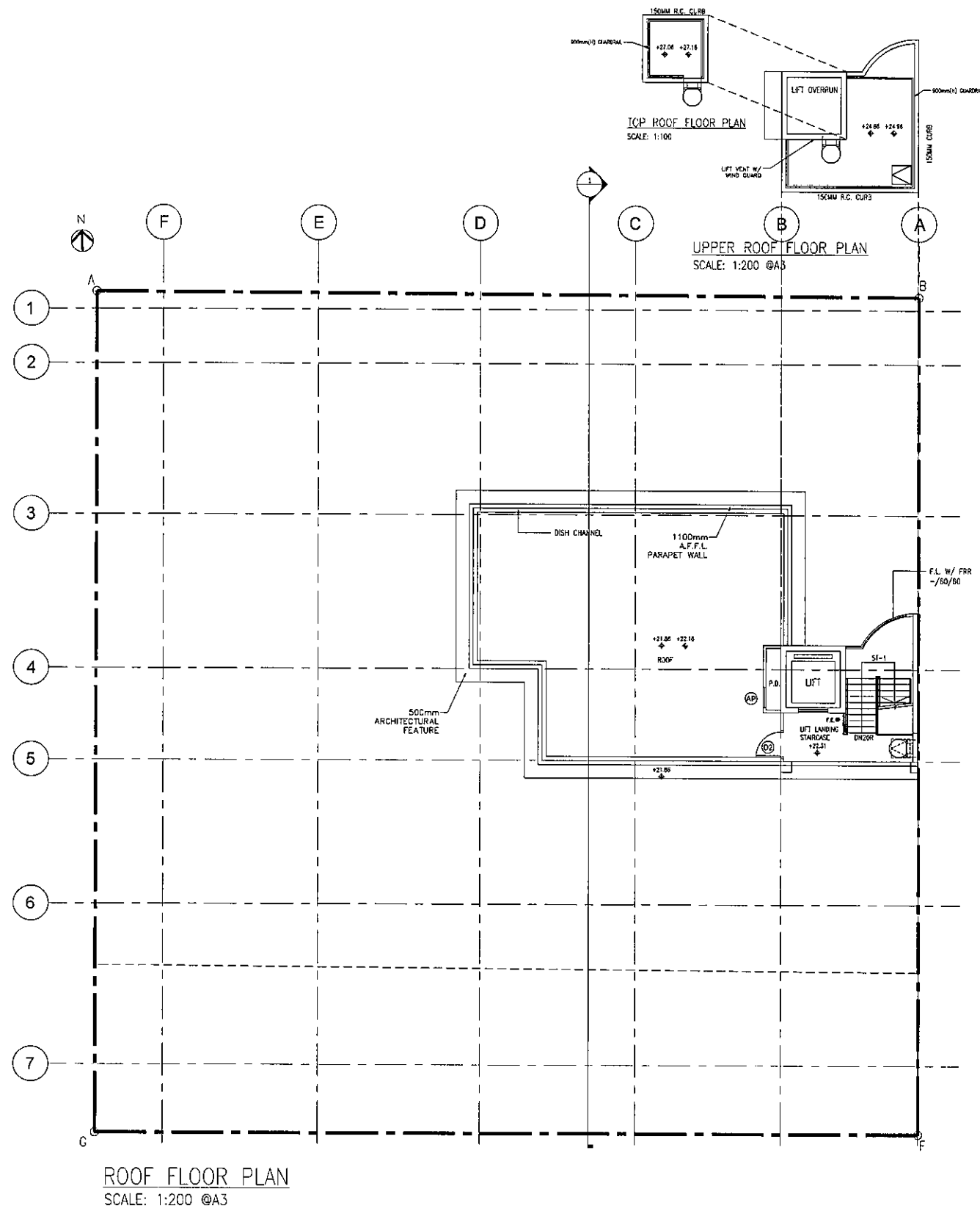
Email)



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



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



ROOF 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)11/16

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(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 |

NOTE

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ITS AFFILIATIONS.

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
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

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

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 for Residential Development
at No. 5 Lincoln Road, Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

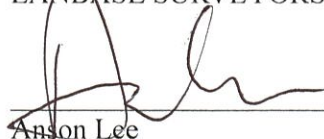
We refer to the captioned planning application.

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 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

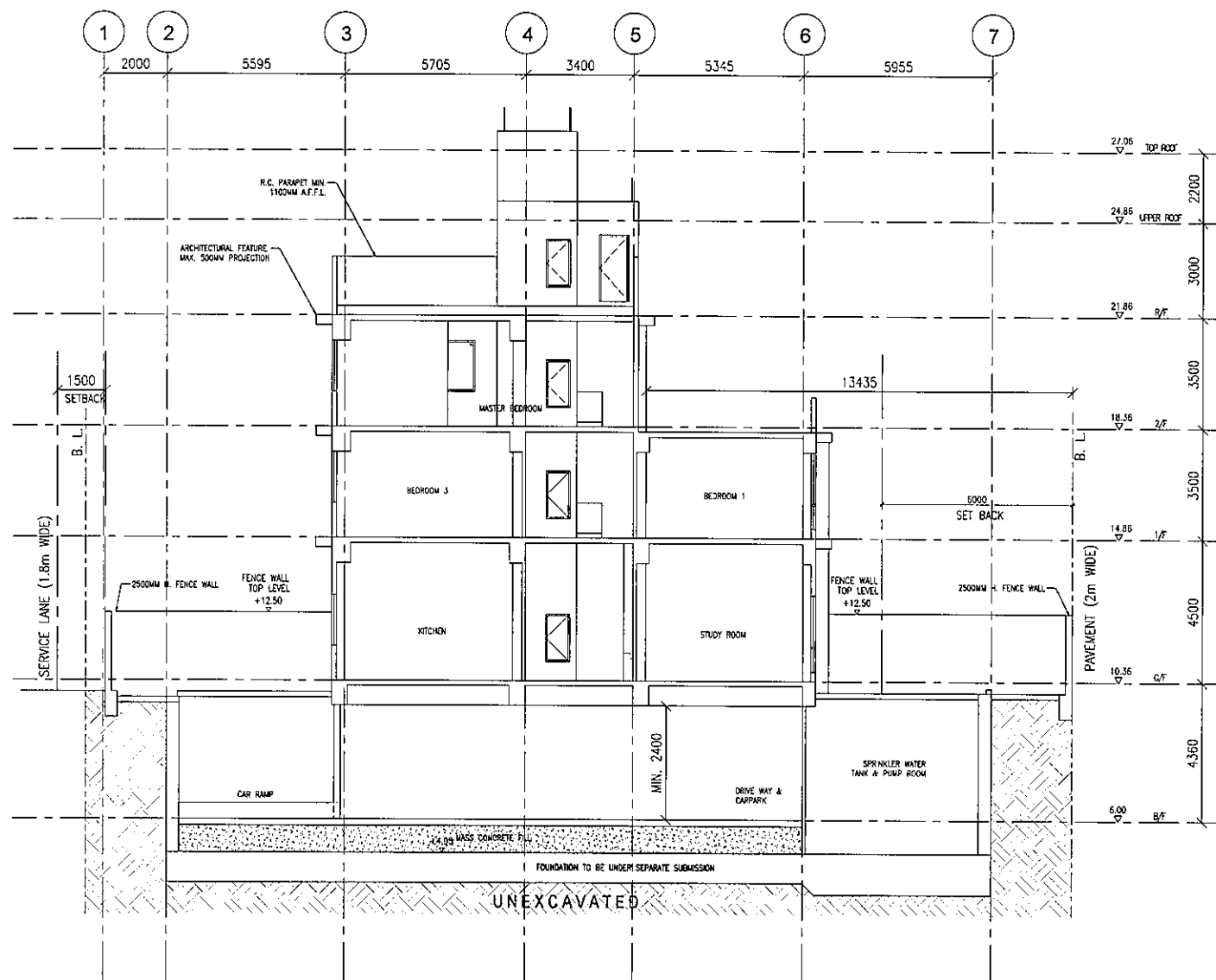
c.c.
DPO/Kln (Attn.: Mr. Ryan Kwok

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 |

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| DRAWN | CHECKED |
| BW | ML |

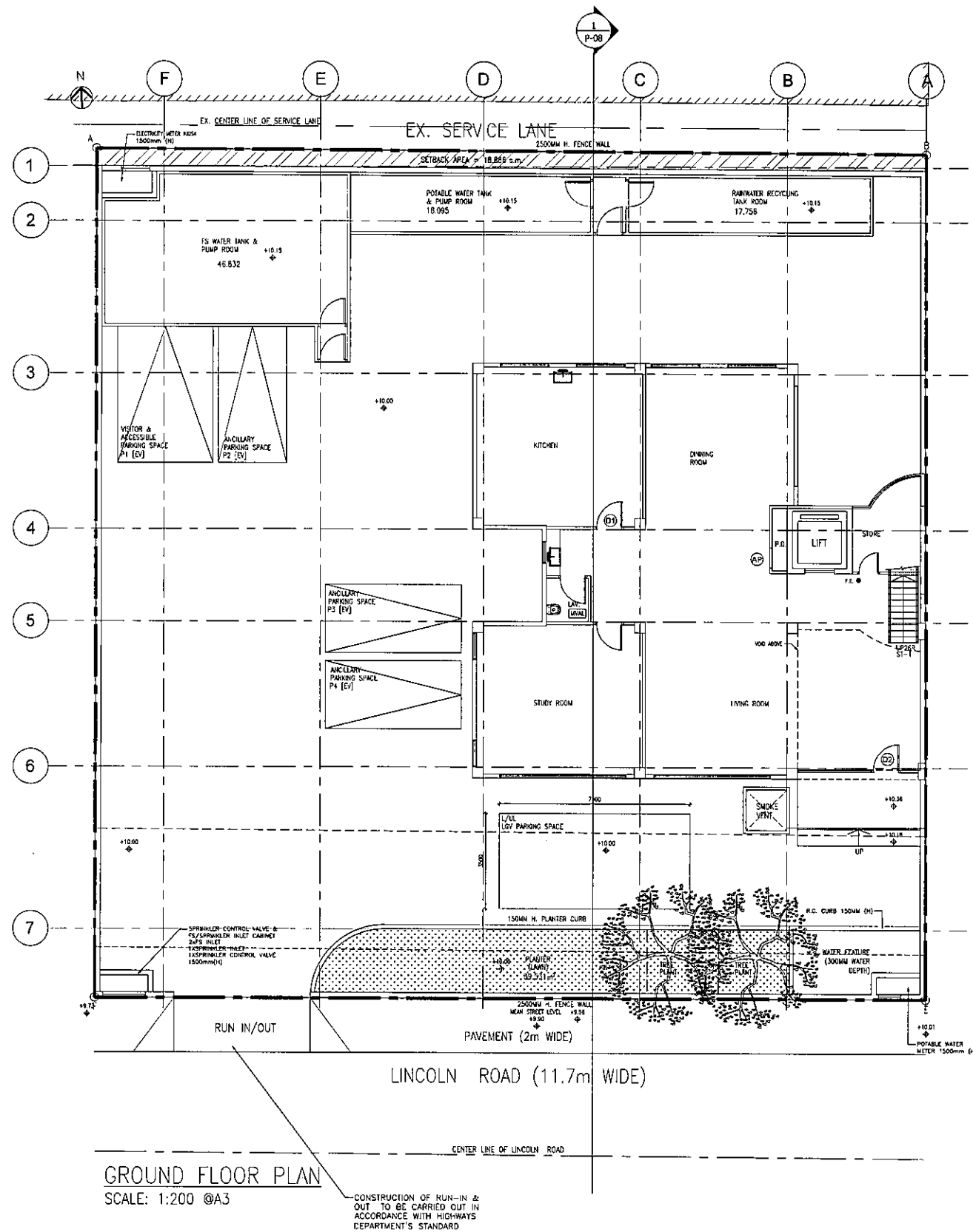
| | |
|----------|------|
| DWG. NO. | REV. |
| P-08 | A |

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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.

| 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
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

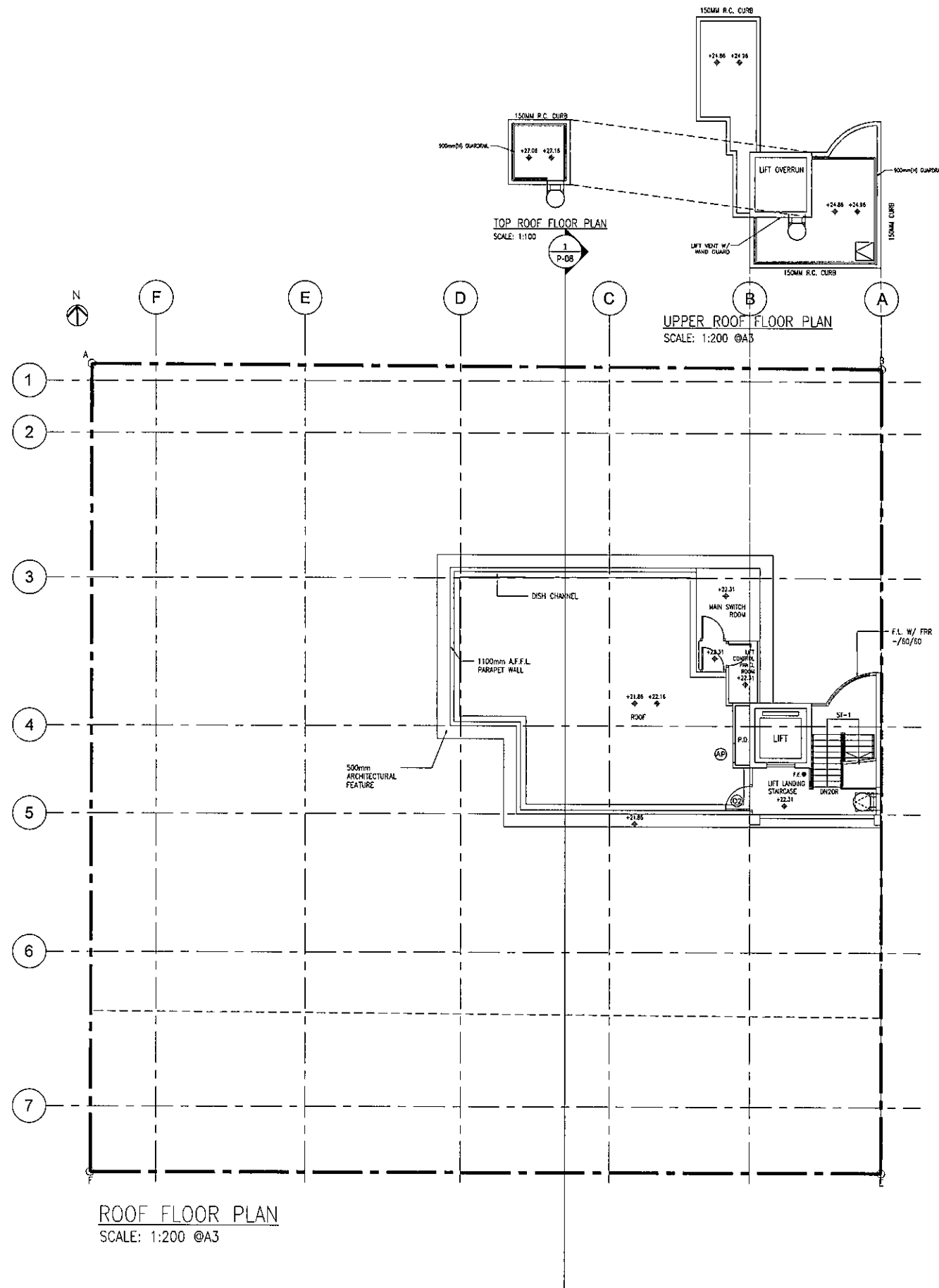
DRAWING TITLE

GROUND FLOOR

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| 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

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)

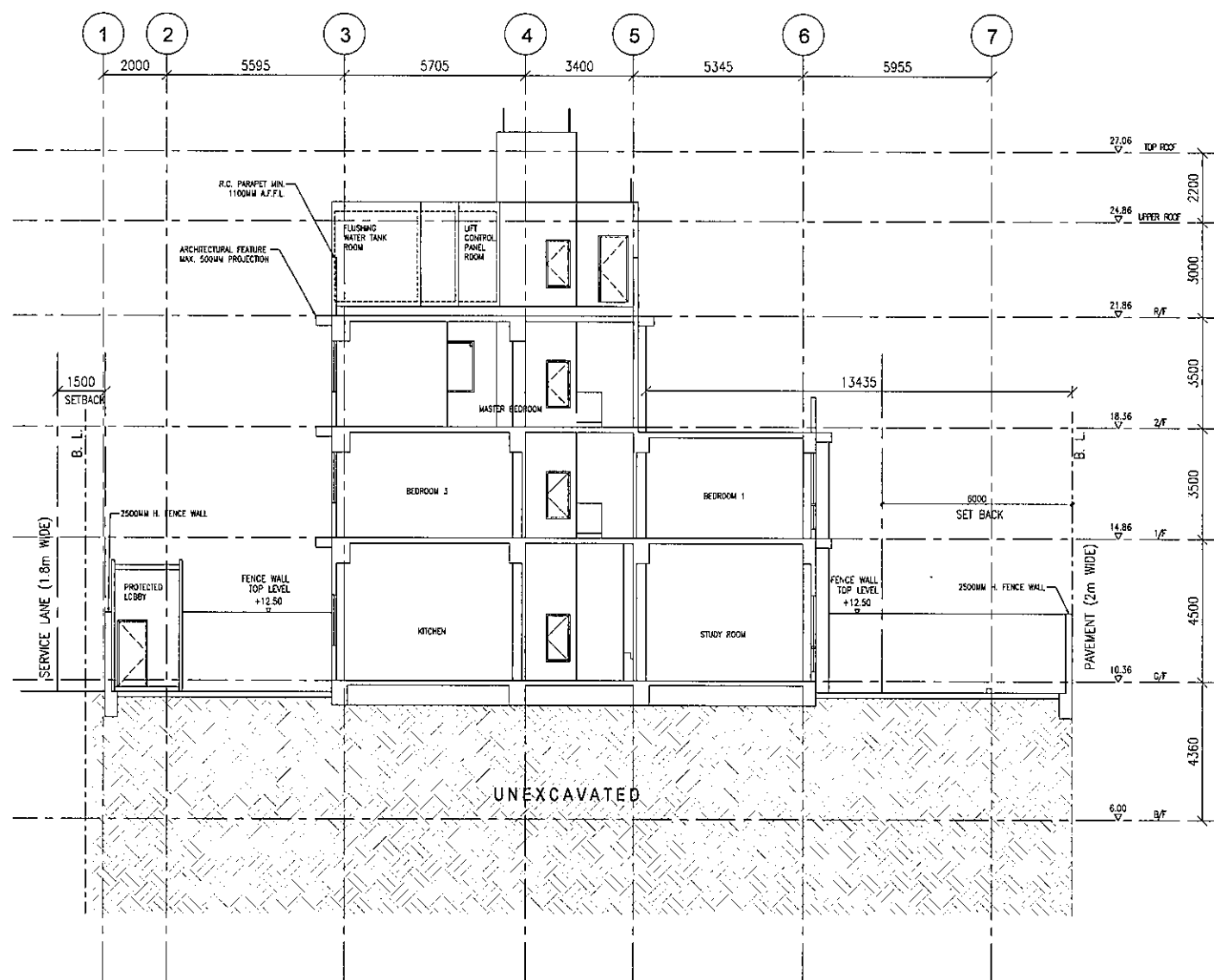
DRAWING TITLE

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.

| 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
5 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.L.L. 714)

DRAWING TITLE

SECTION AND CALCULATION

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

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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

| 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



Feature Tree



Ground Covers



Schrubs



Ground Covers



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



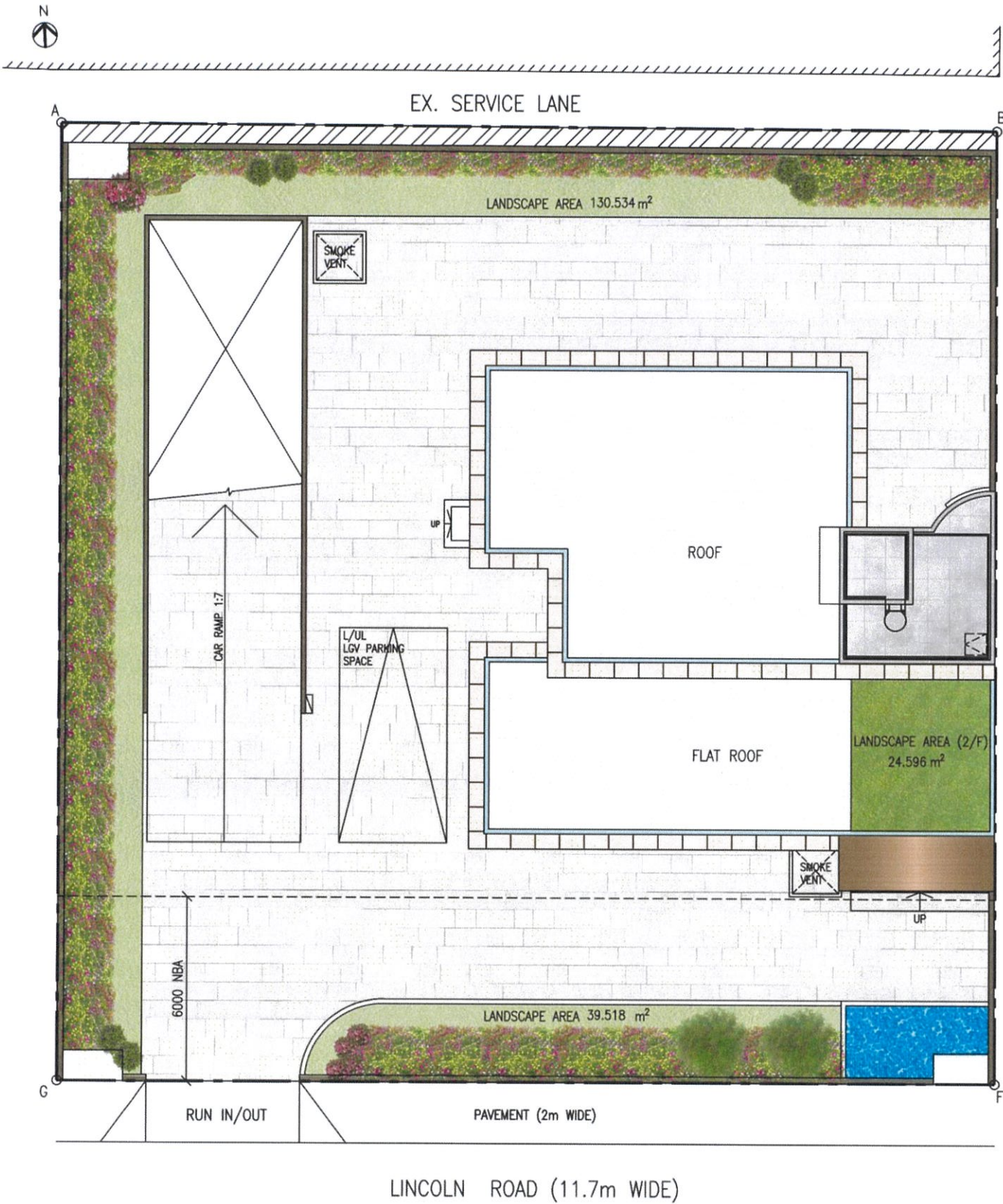
Duranta Repens 'variegata'
花葉假連翹



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



Hibiscus rosa-sinensis 朱槿



Master Landscape Plan

宏 基 測 量 師 行

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

Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

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

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)

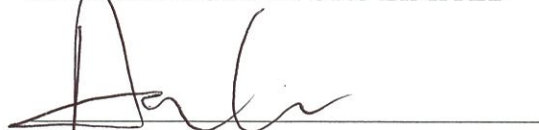
We refer to the captioned planning application.

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 2301-1869. 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
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)
.....
.....
.....☐ 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。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>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?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>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。)</p> | <p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input type="checkbox"/> PLEASE REFER TO DWG. NO. P-02 OF APPENDIX 4 OF PLANNING STATEMENT</p> <p>No 否</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p> | <table border="0"> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </table> <hr/> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | 4 | <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於) <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Carport 停車間 </div> <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Basement 地庫 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Refuge Floor 防火層 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Podium 平台 </div> |
| | Non-domestic 非住用 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) <div style="margin-top: 5px;"> <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Carport 停車間 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Basement 地庫 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Refuge Floor 防火層 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Podium 平台 </div> | |
| | Composite 綜合用途 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) <div style="margin-top: 5px;"> <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Carport 停車間 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Basement 地庫 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Refuge Floor 防火層 </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Podium 平台 </div> | |
| (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> |

| | | |
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| | | <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 |

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| | | <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 |
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| | | <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. |

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| | 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 |

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| | 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. |

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| | <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 |

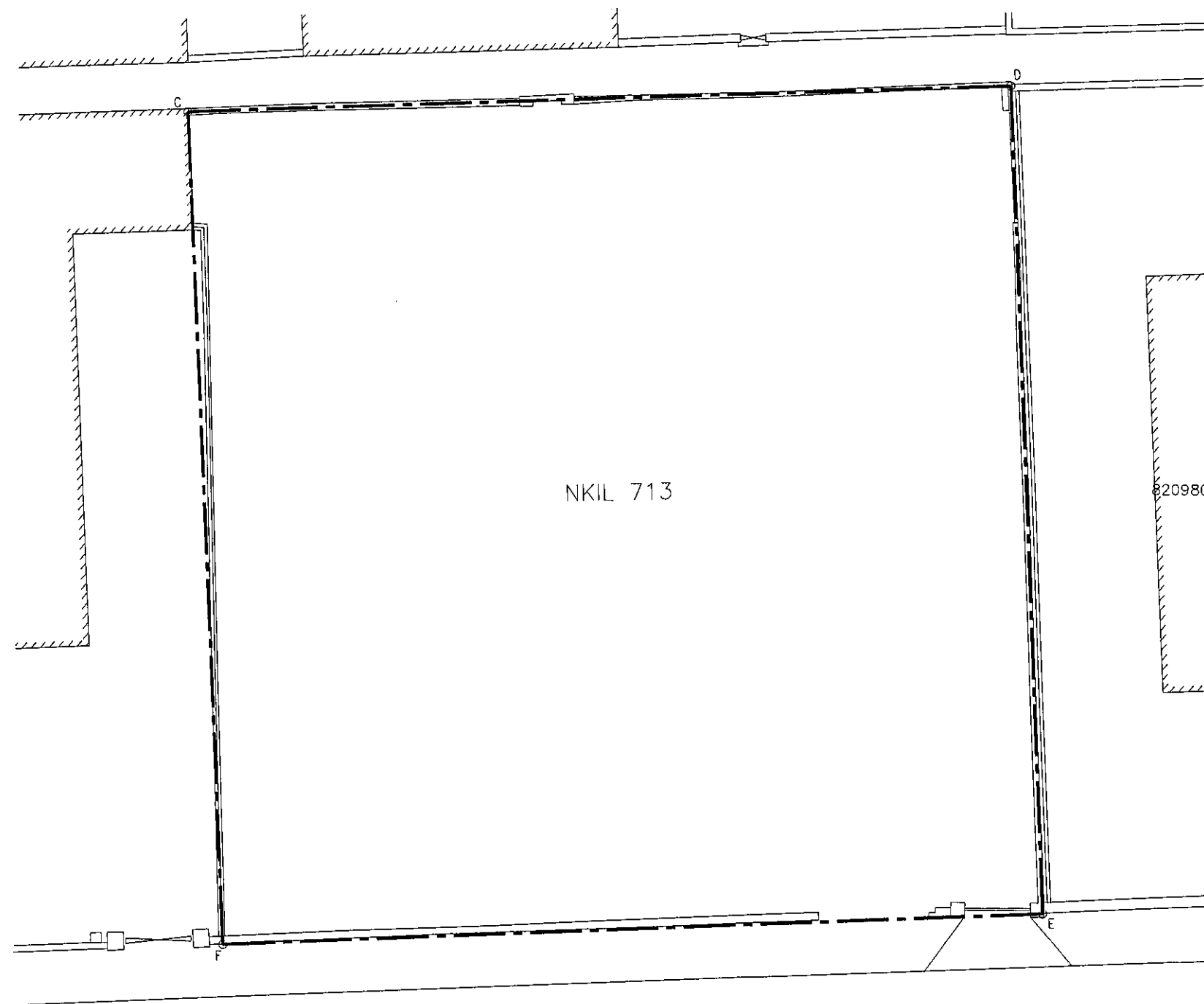
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| | Planning Statement. | Appendix 1. |
| | <u>Architectural Services Department (ArchSD)</u> | |
| (1) | Based the information provided, it is noted that the proposed development mainly consists of an addition of a basement storey under a 3-storey 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) |



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

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| 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

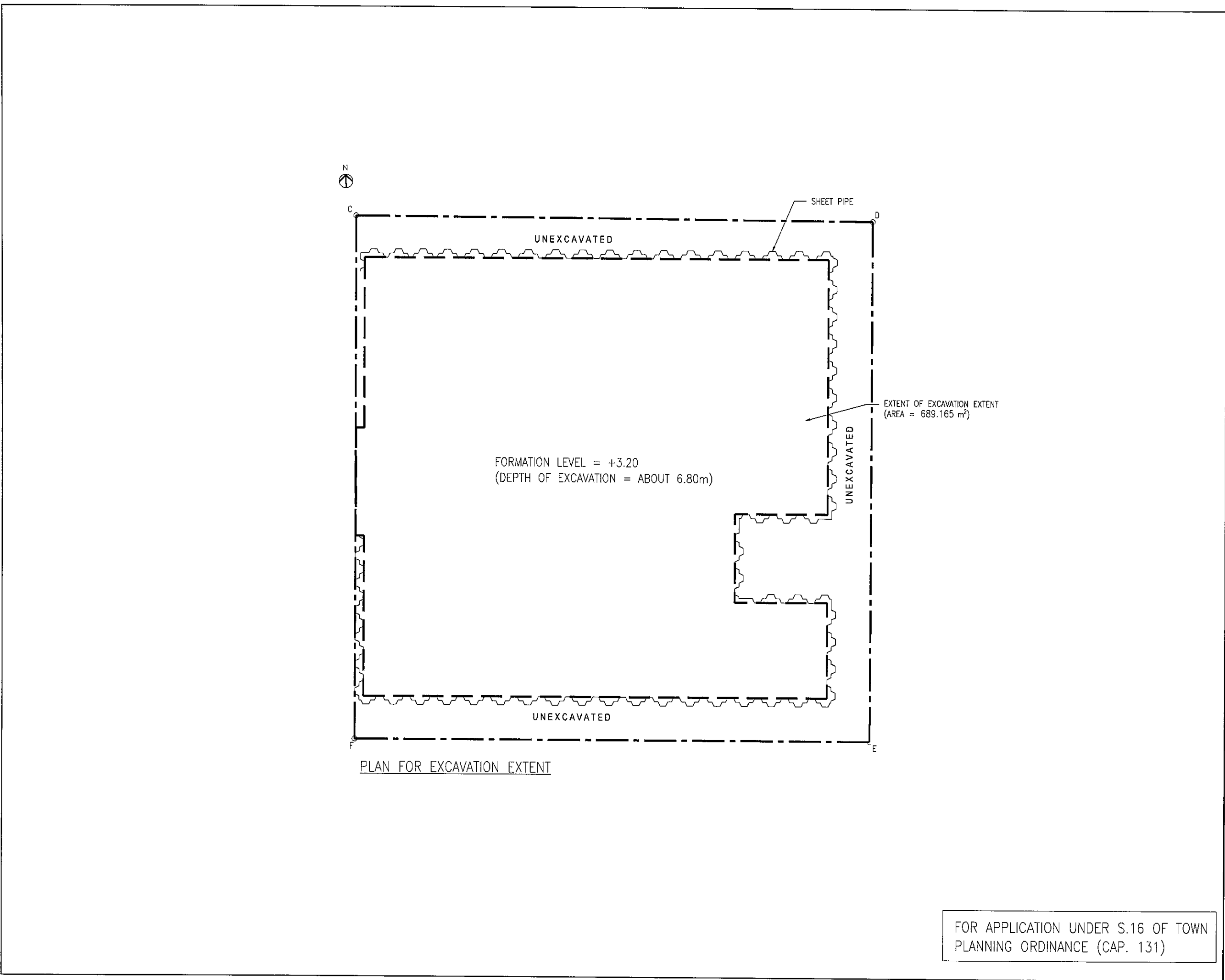
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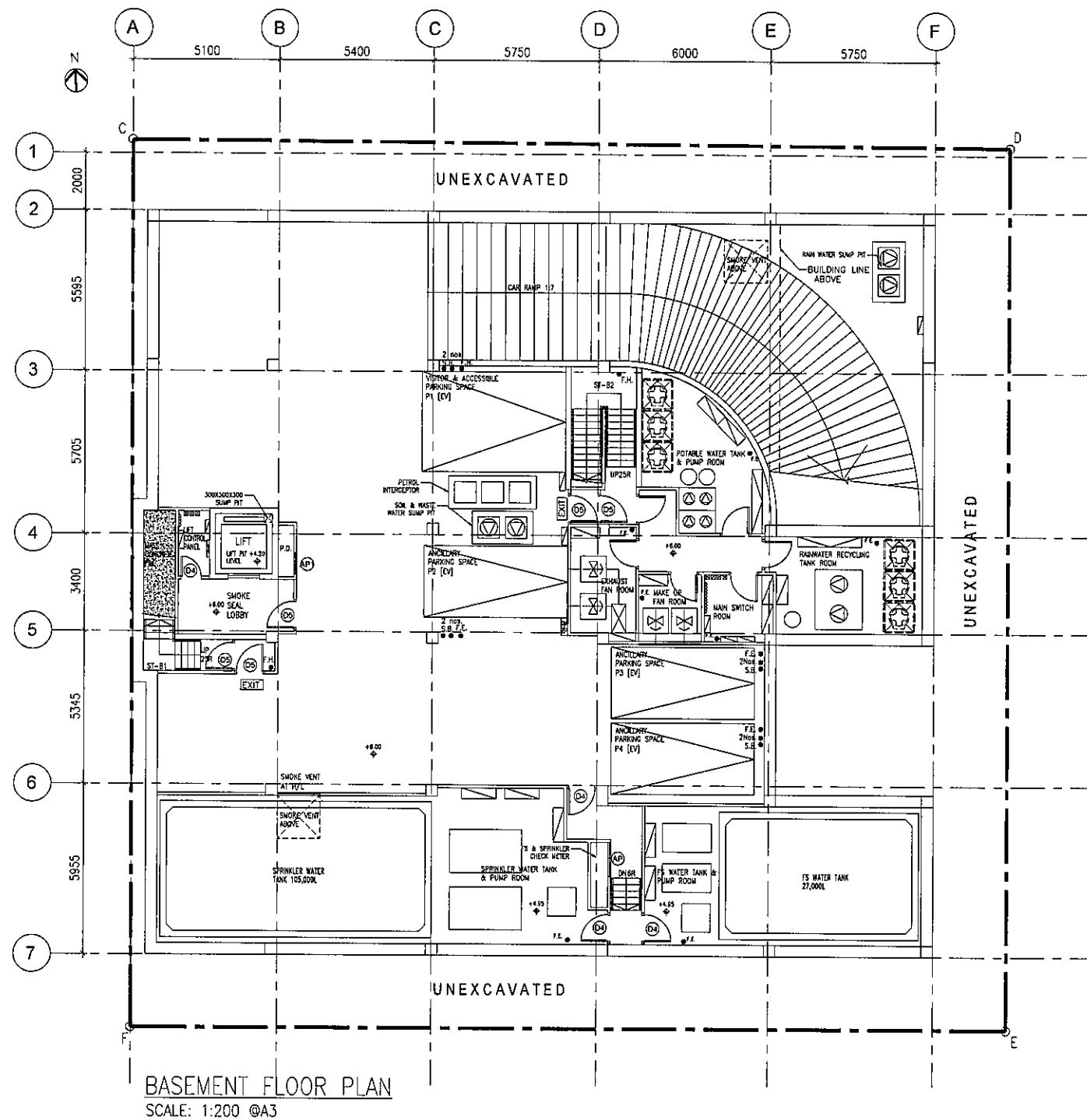
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PLANNING ORDINANCE (CAP. 131)

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| 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)

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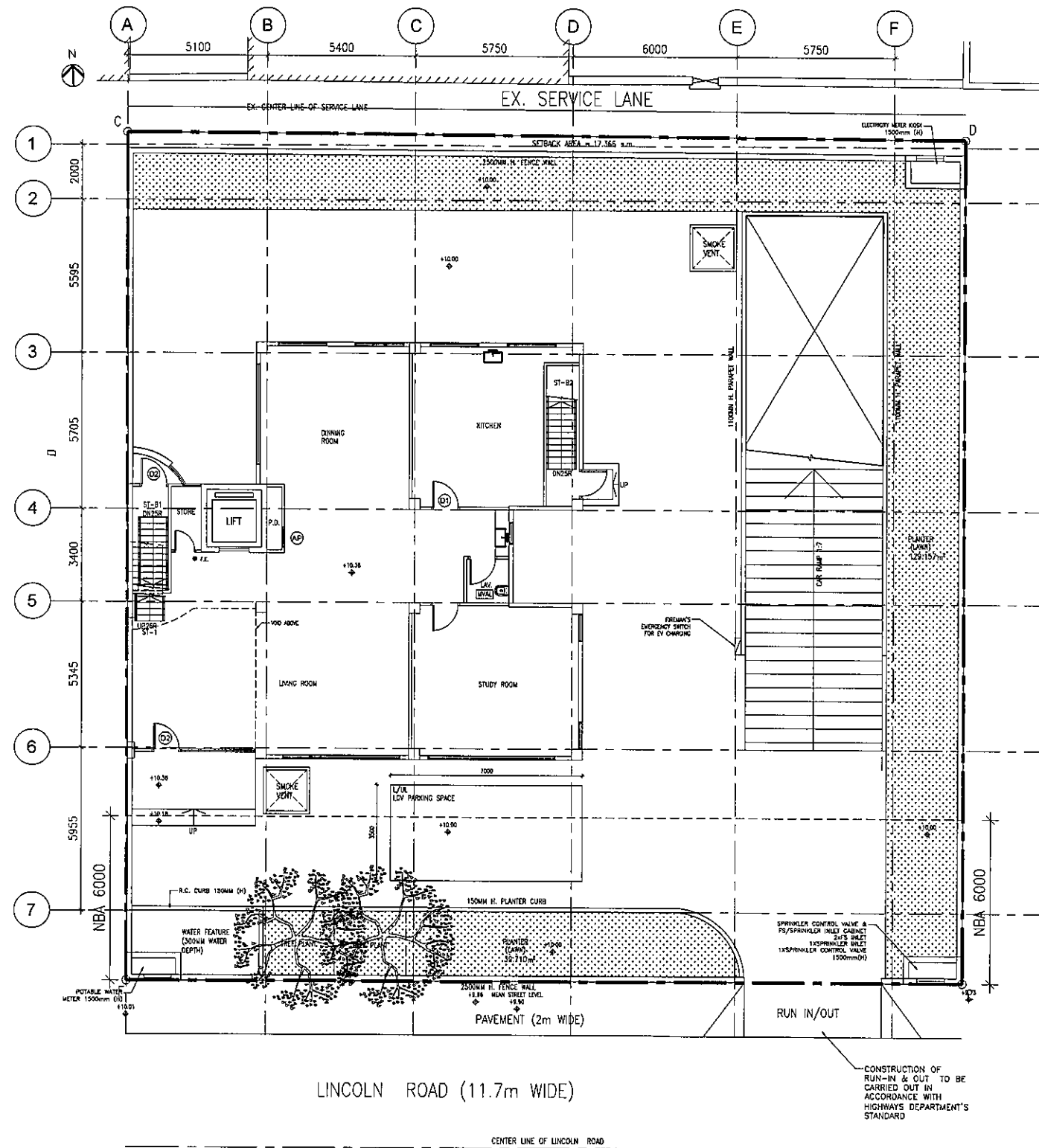
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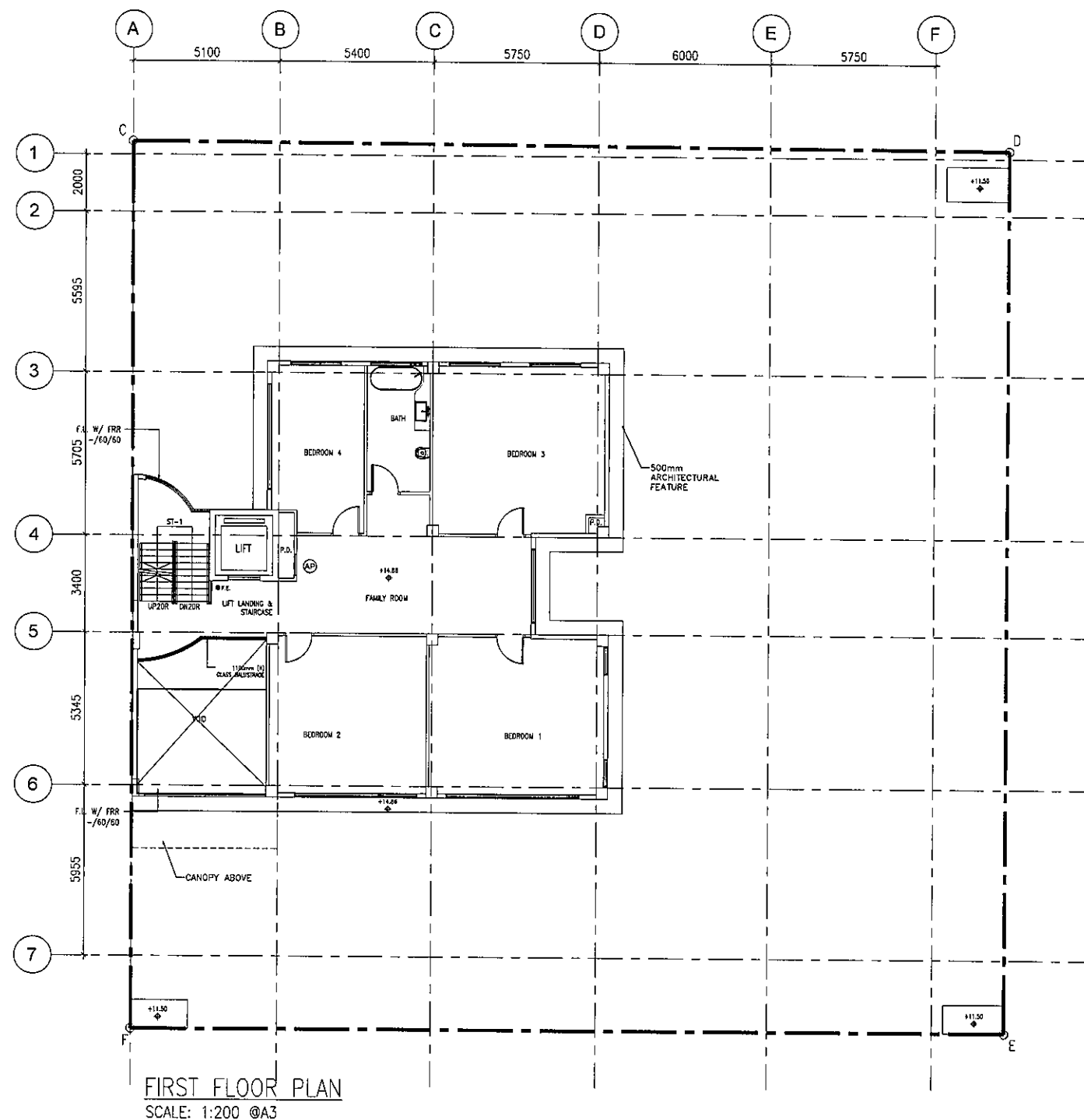
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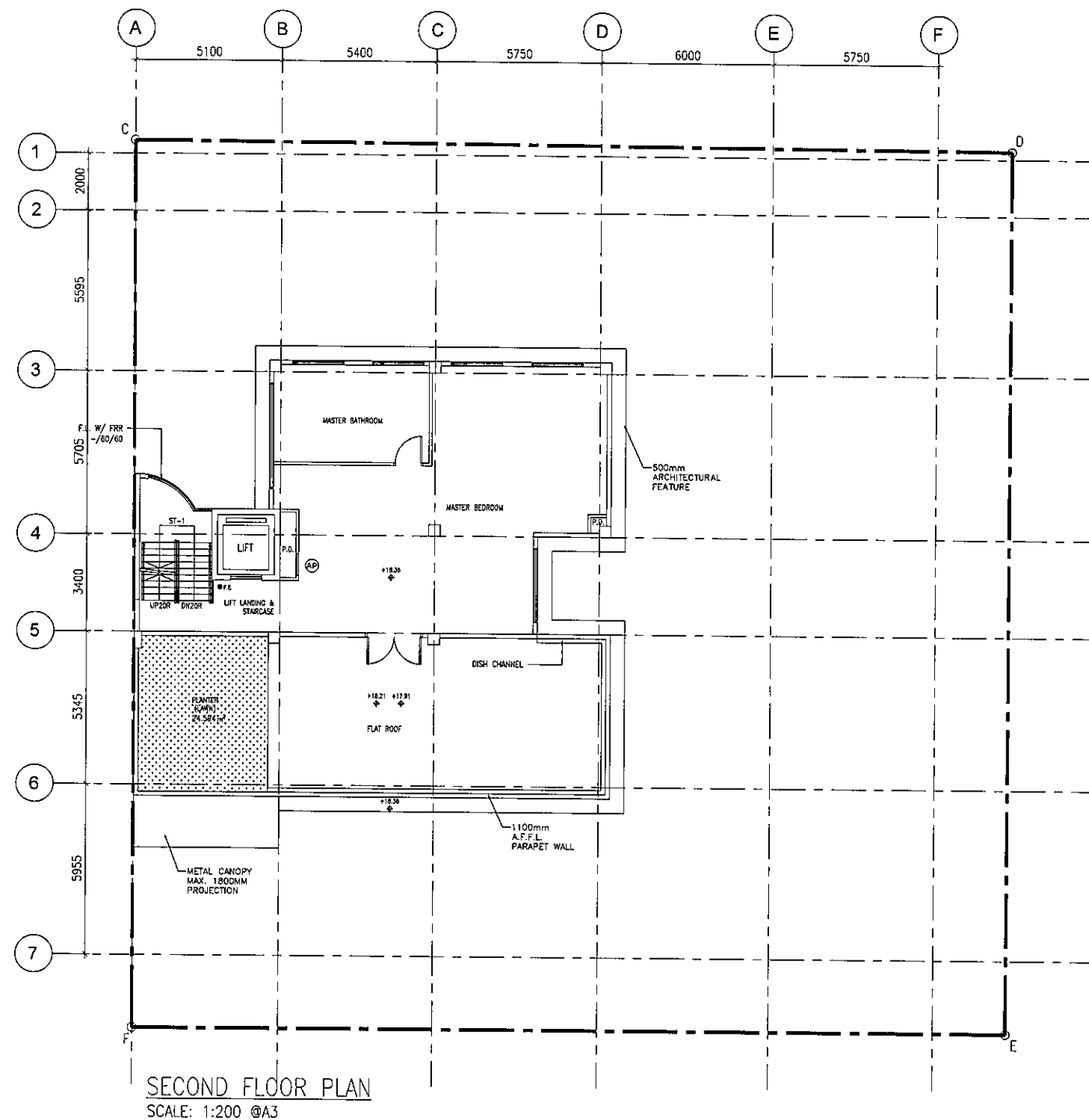
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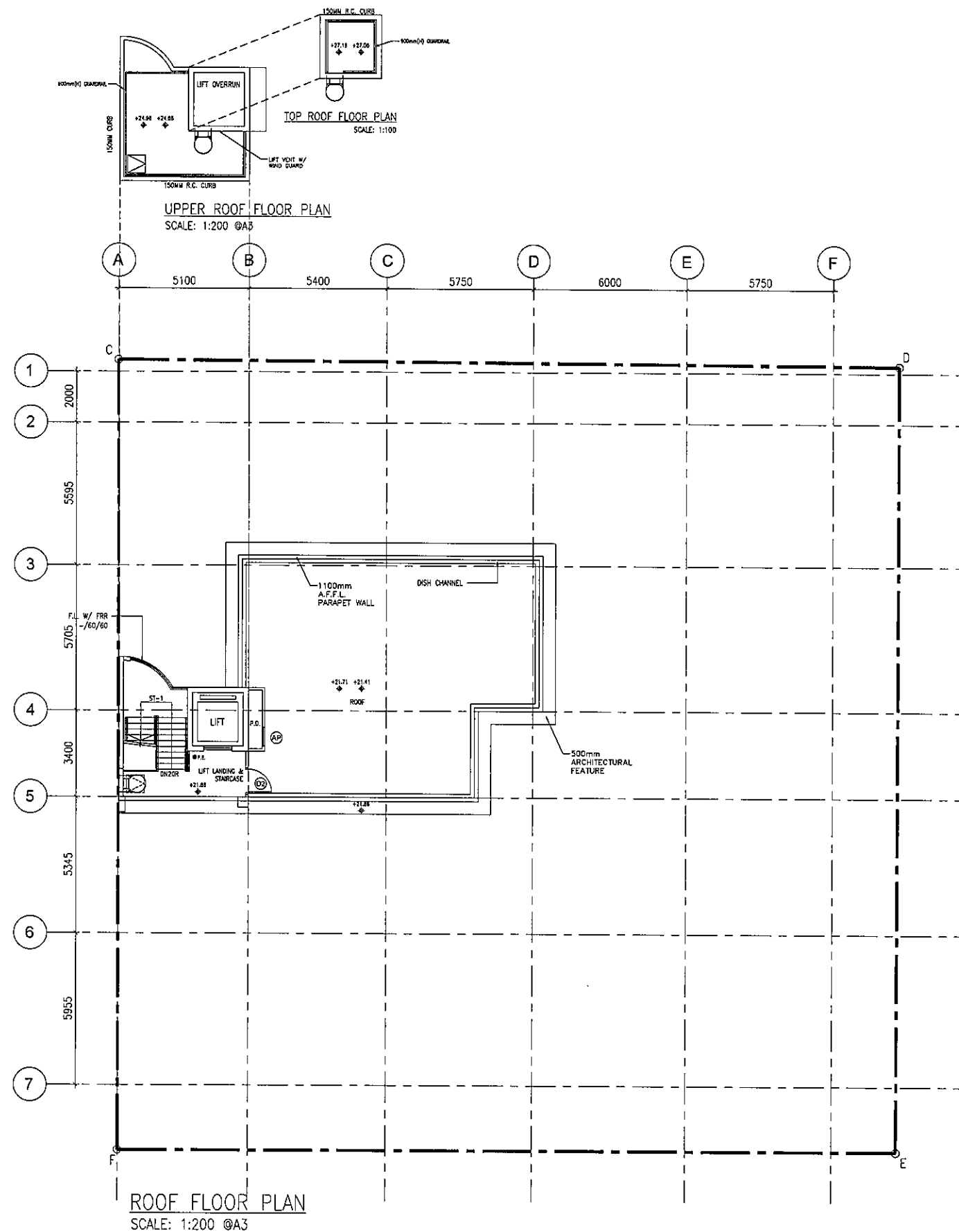
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MHKIS, RPS(BS)
Authorized Person AP(S)1116
STRUCTURAL ENGINEER

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

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

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 |
| 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 |
| TOTAL | = 754.321 m ² |

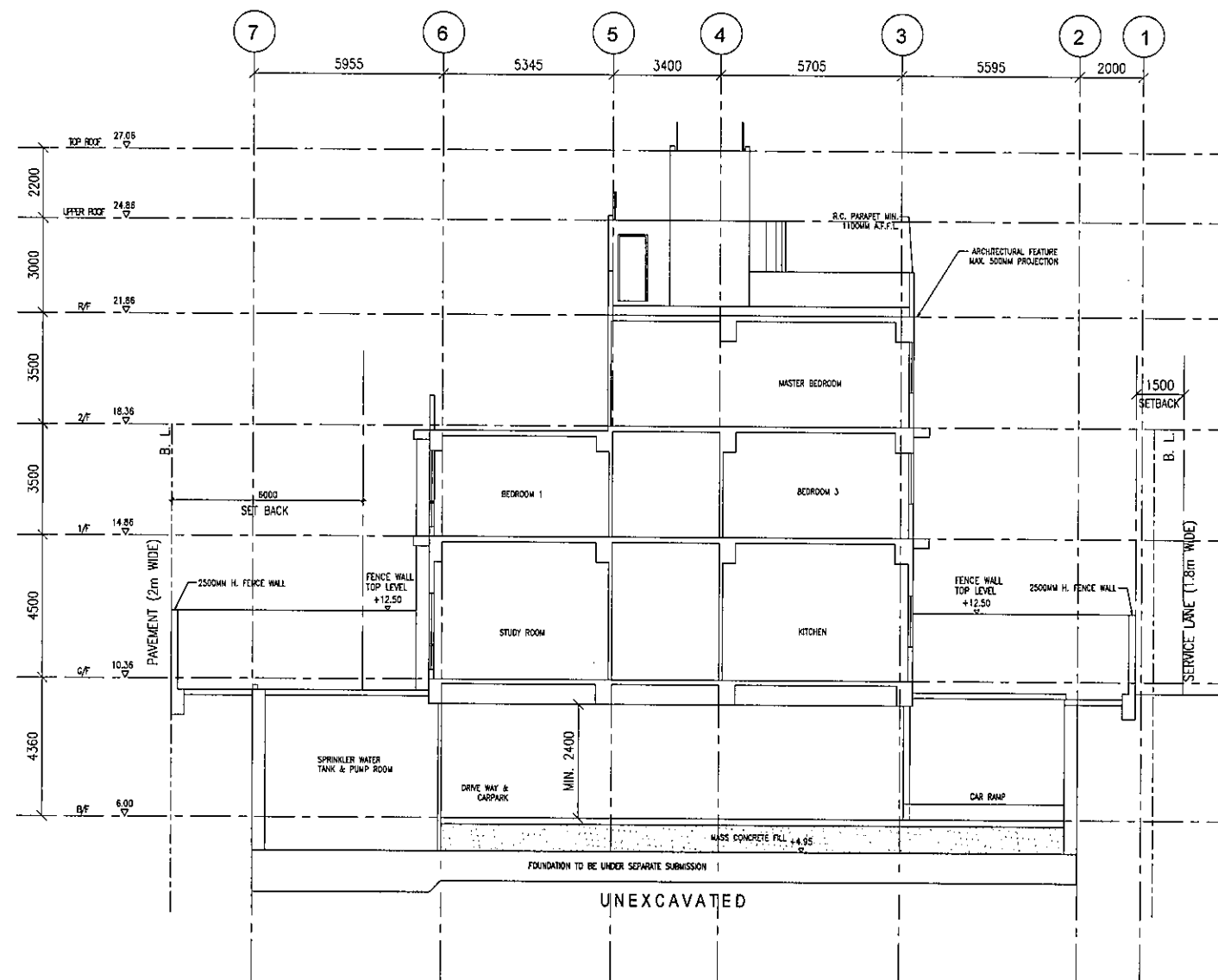
TOTAL CONSTRUCTION AREA

| | | |
|----------------|---|-------------------------|
| 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)

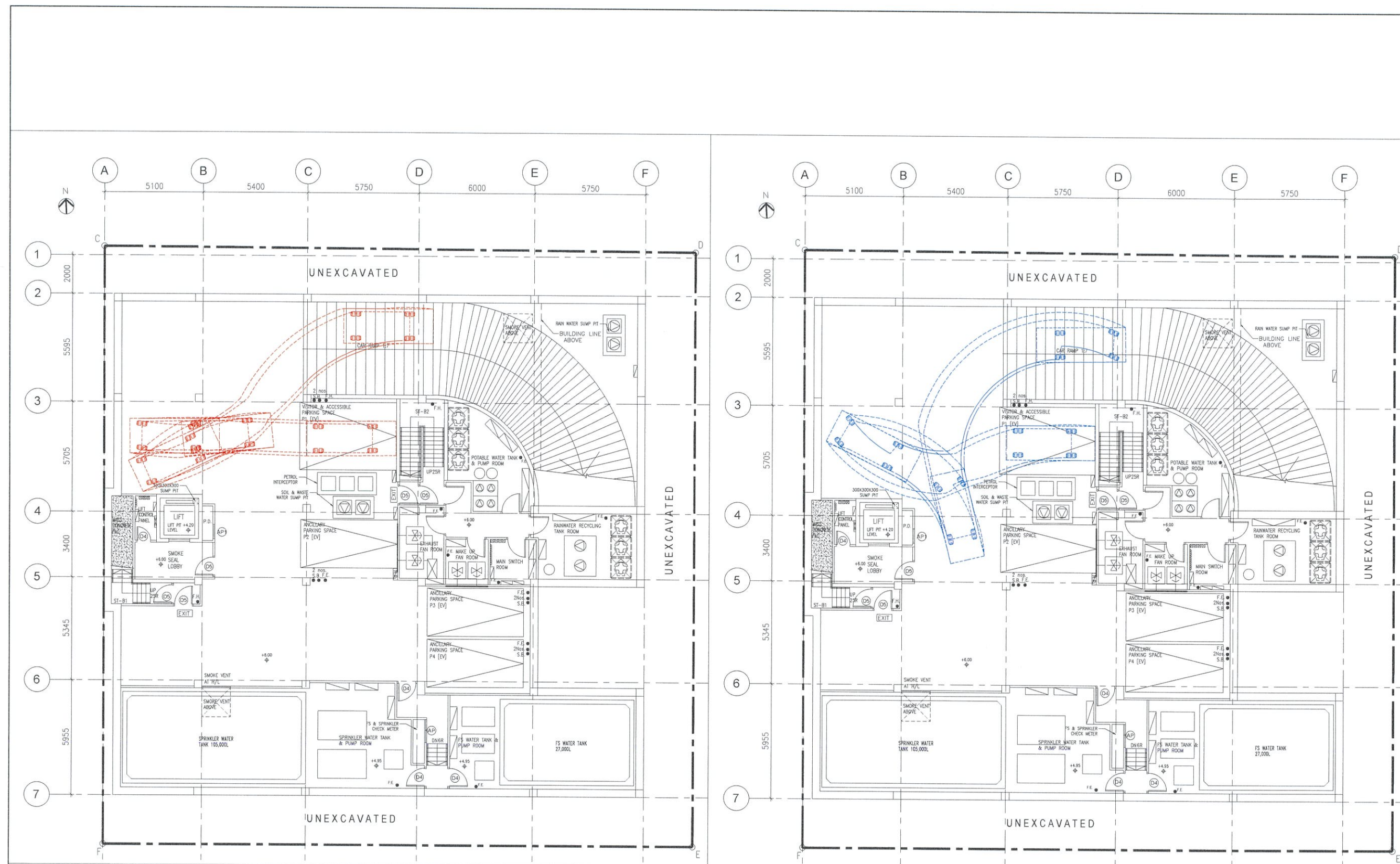
DRAWING TITLE

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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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)

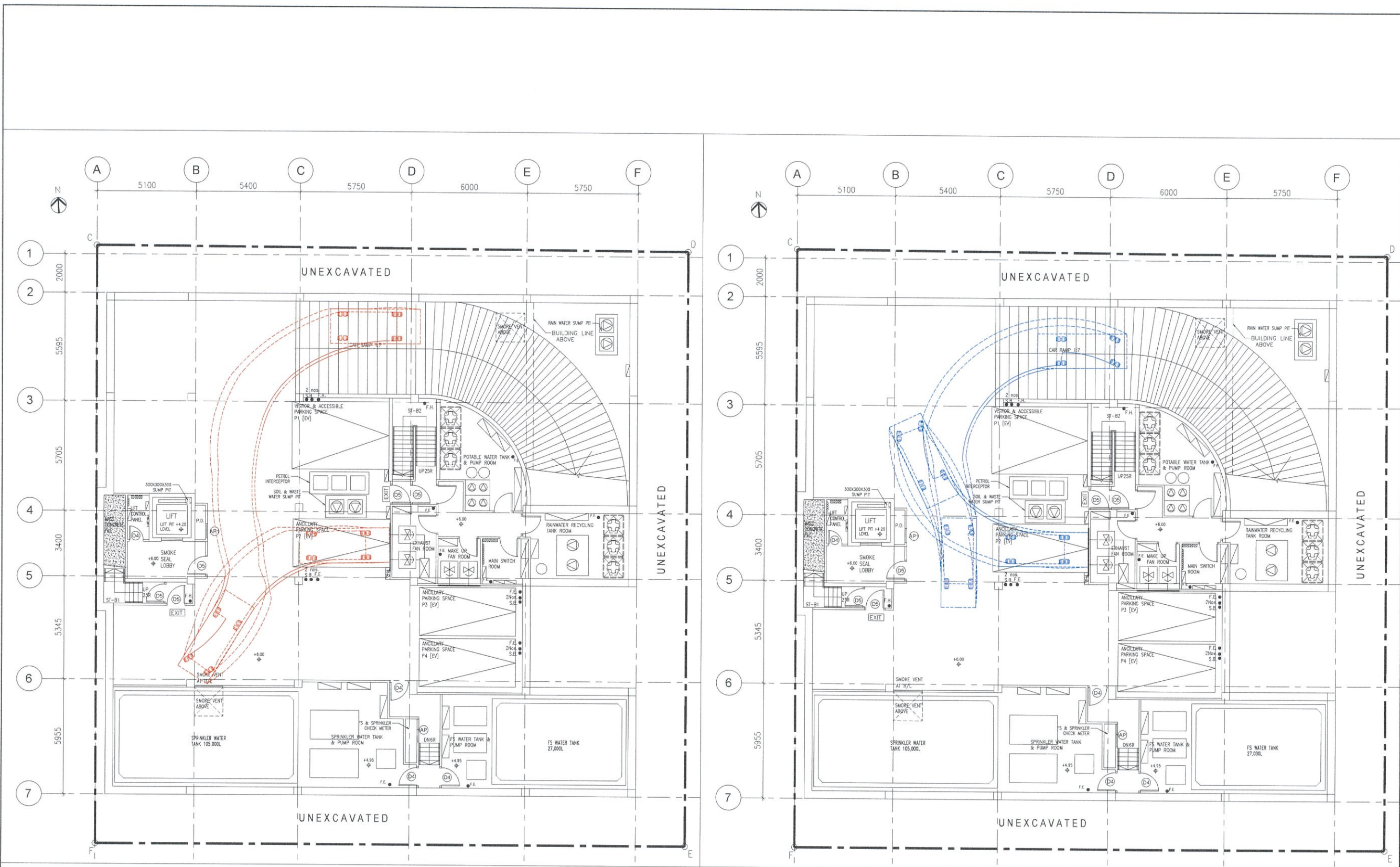
DRAWING TITLE

SWEPT 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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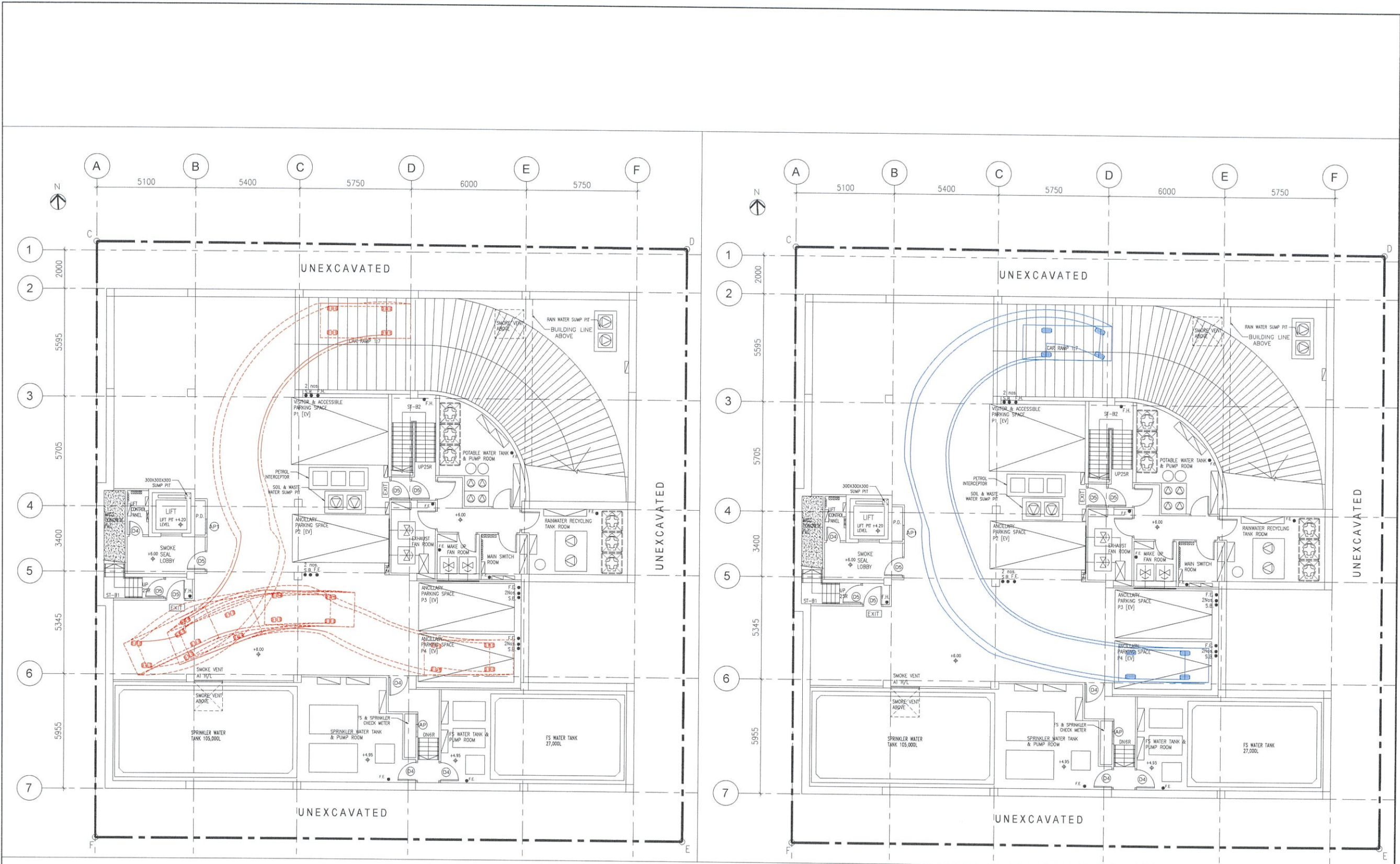


P3 EGRESS

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

NOTE

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P4 INGRESS

P4 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

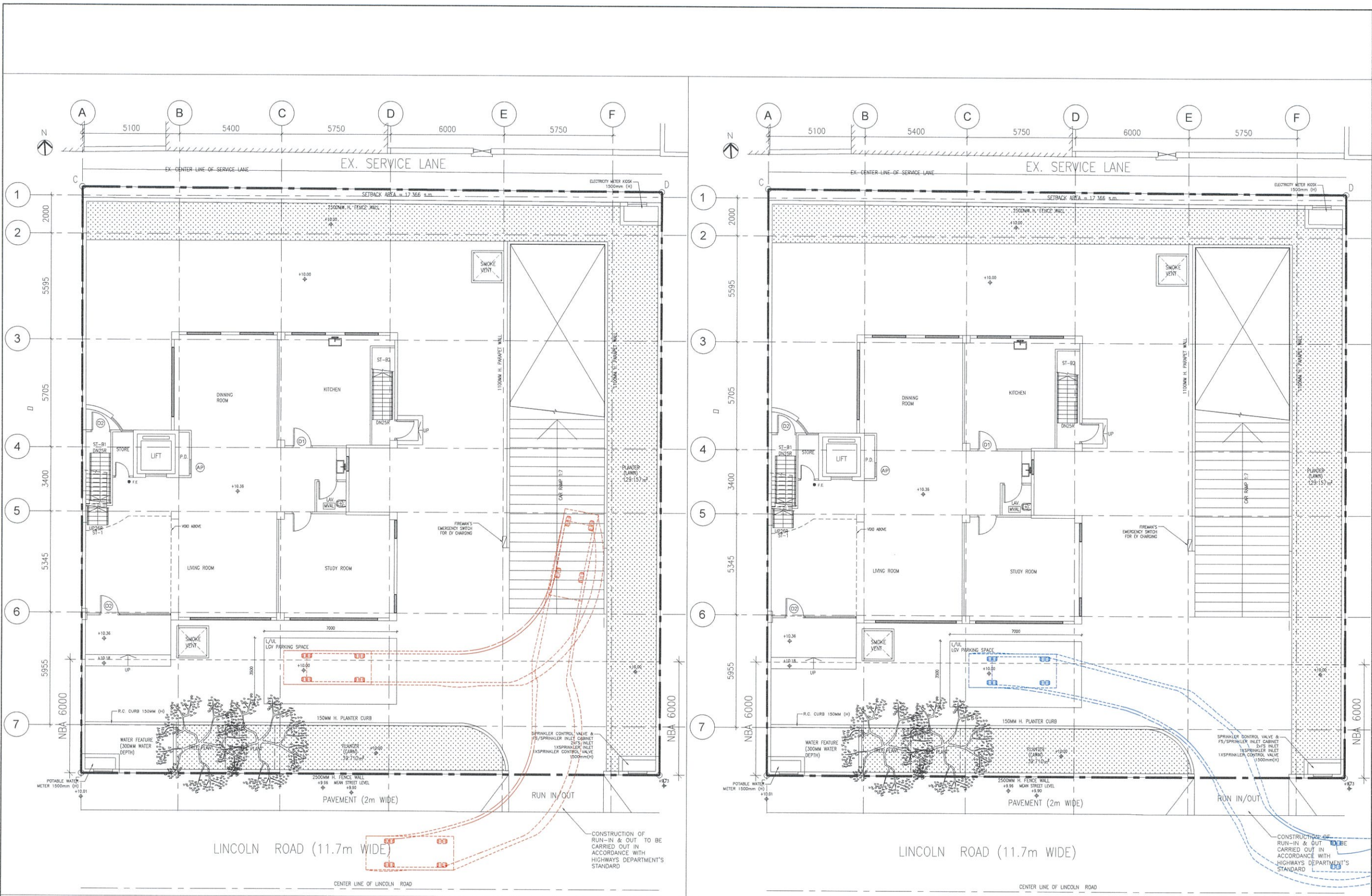
SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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

DRAWING TITLE
SWEEP PATH ANALYSIS FOR P4

| | |
|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
| DRAWN | CHECKED |
| BW | ML |
| DWG. NO. | REV. |
| SP04 | A |

NOTE
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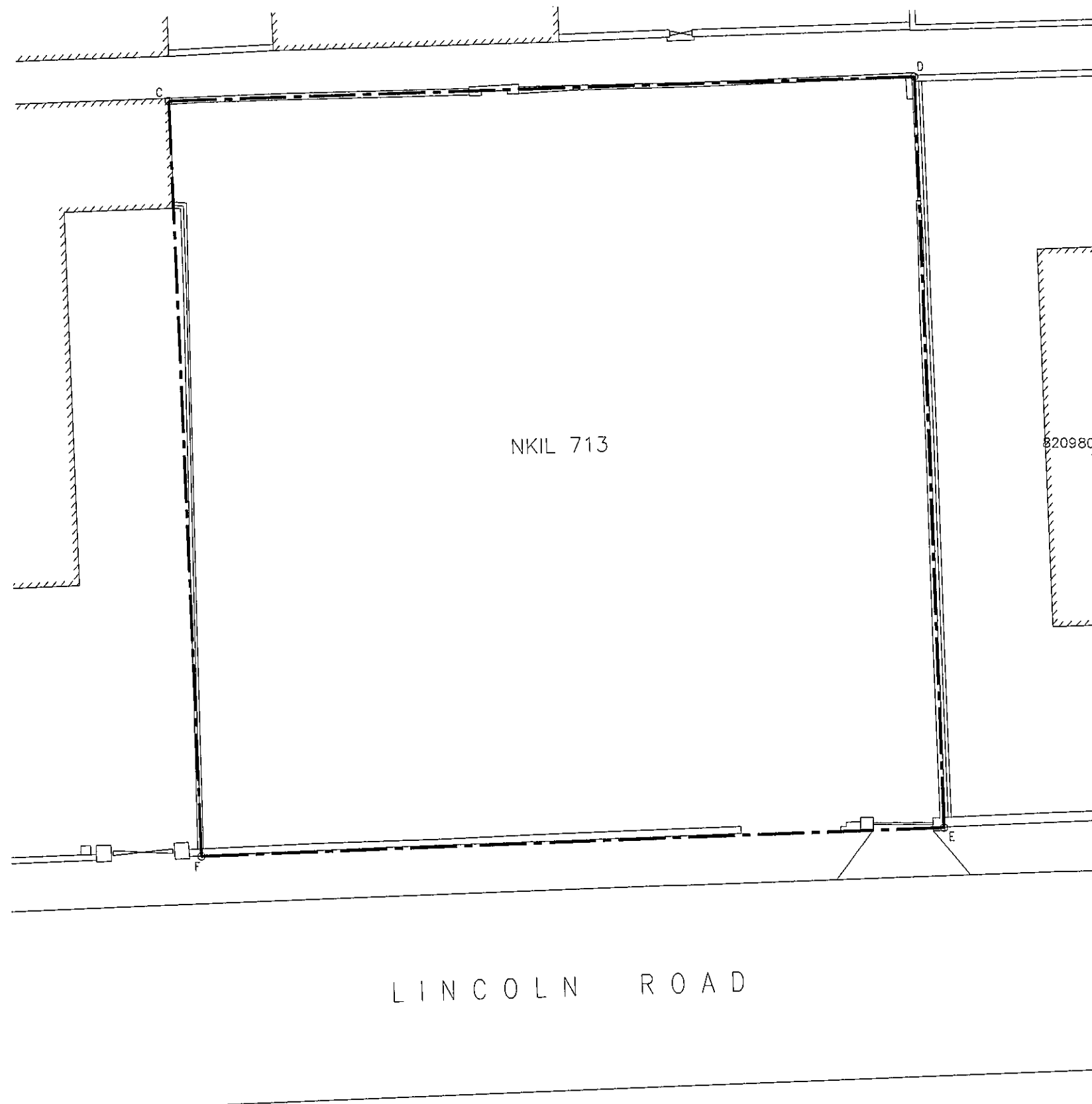
GROUND FLOOR PLAN
SCALE: 1:200 @A3

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(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 U/UL CARPARKING SPACE | | |
| DATE | SCALE | |
| 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(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)

DRAWING TITLE

BLOCK PLAN

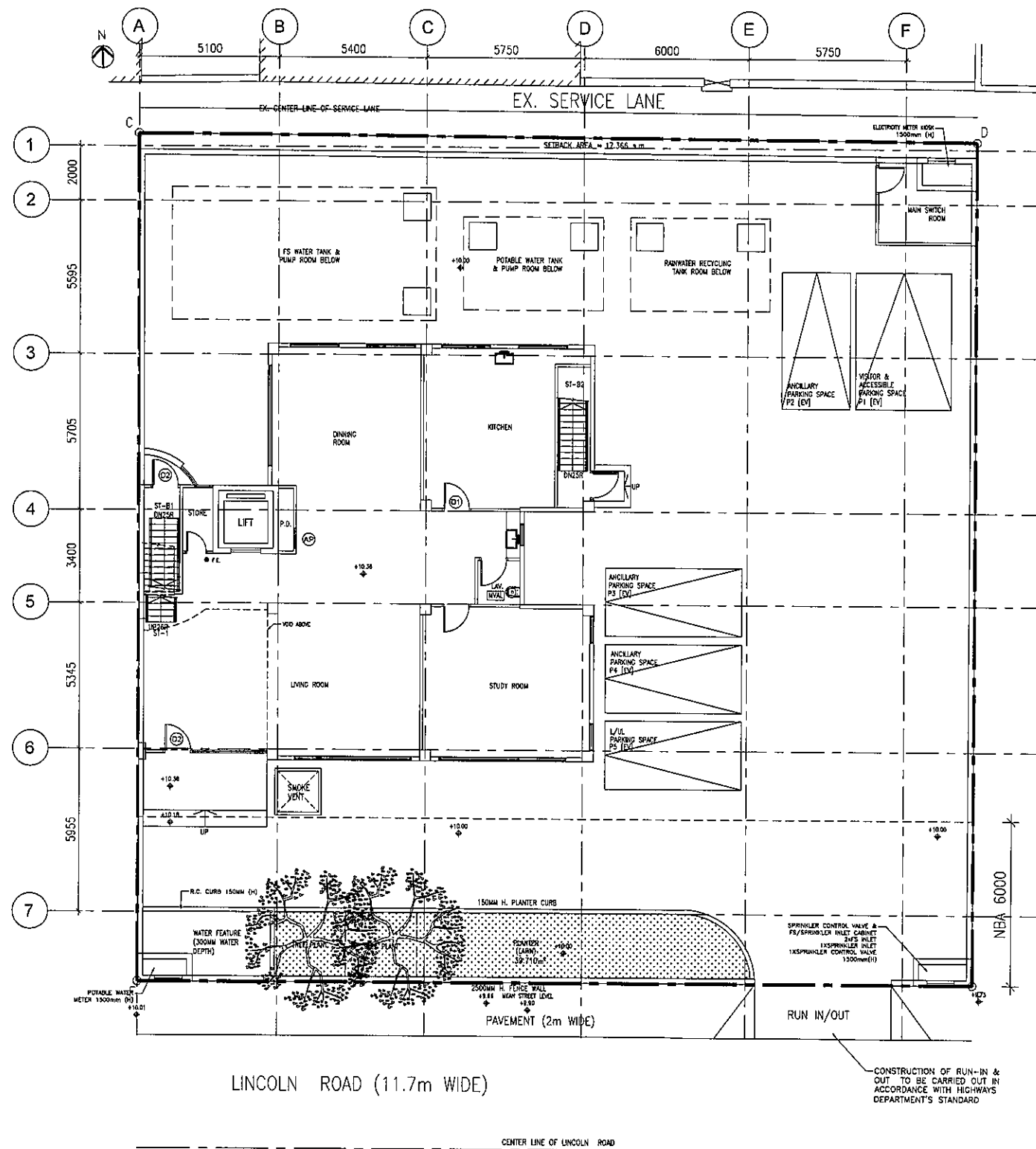
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| 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

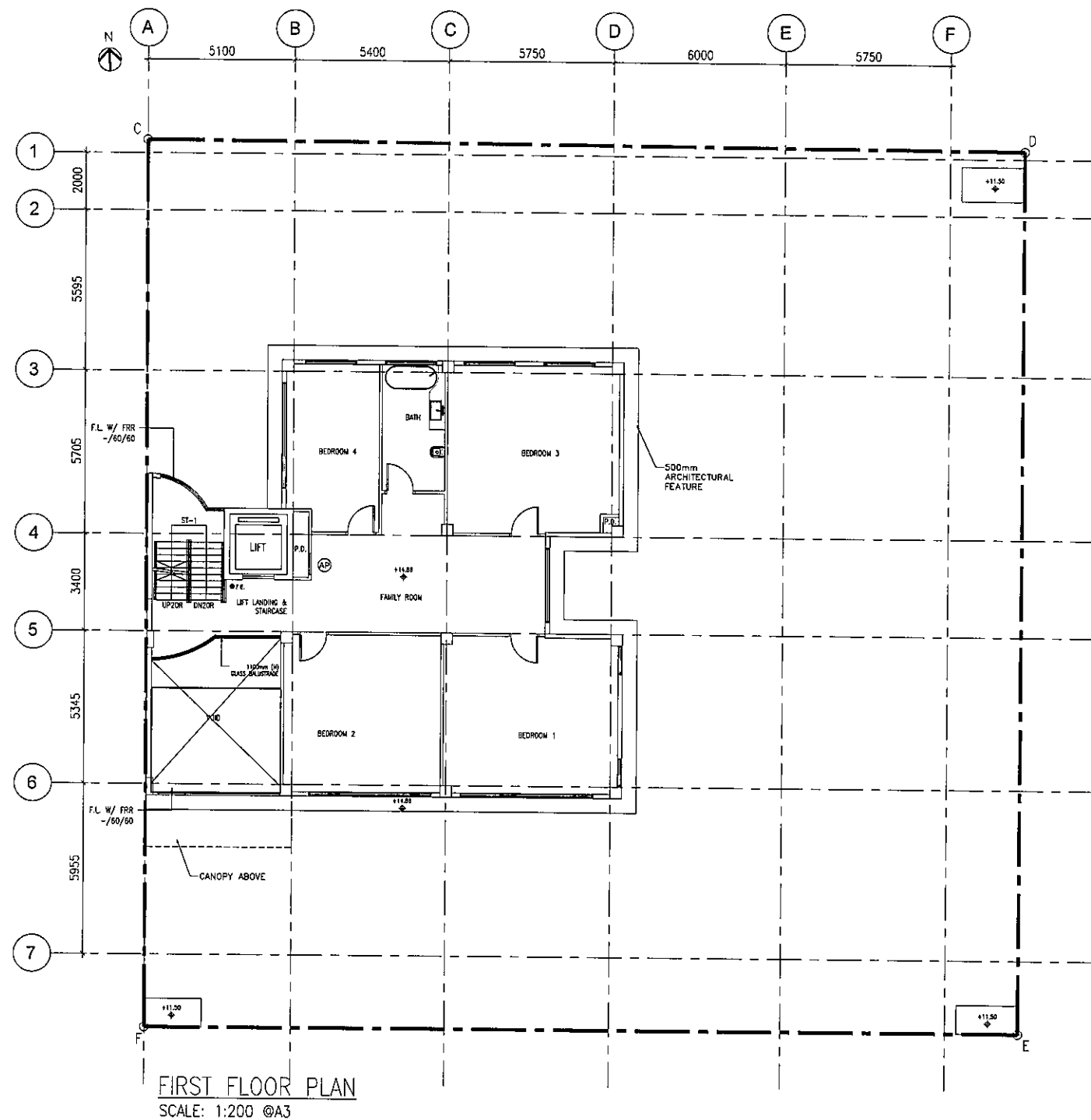
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| 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

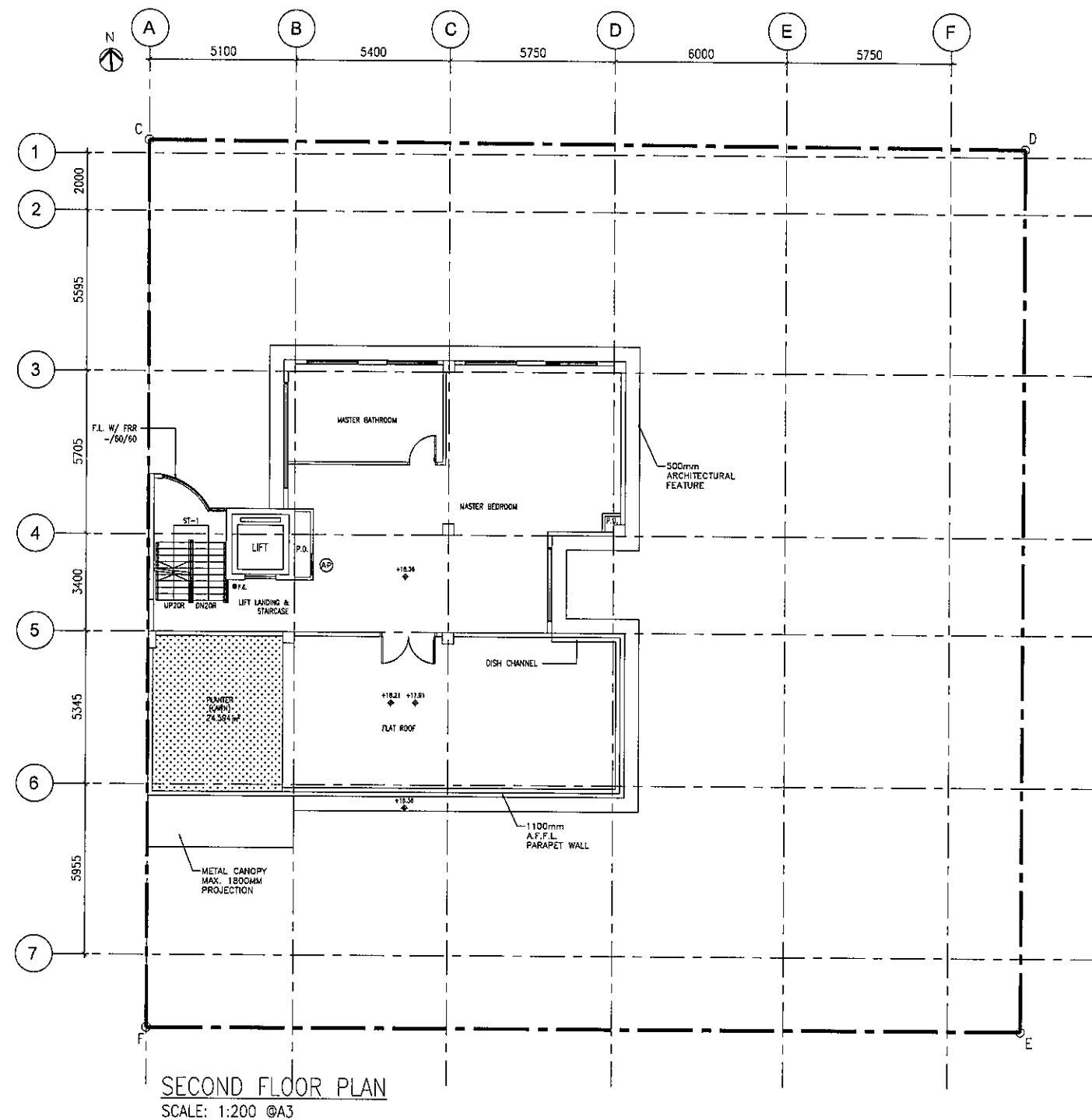
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|-------------|----------|
| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |

| | |
|-------|---------|
| DRAWN | CHECKED |
| BW | ML |

| | |
|----------|------|
| DWG. NO. | REV. |
| P-05 | 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(SB)
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)

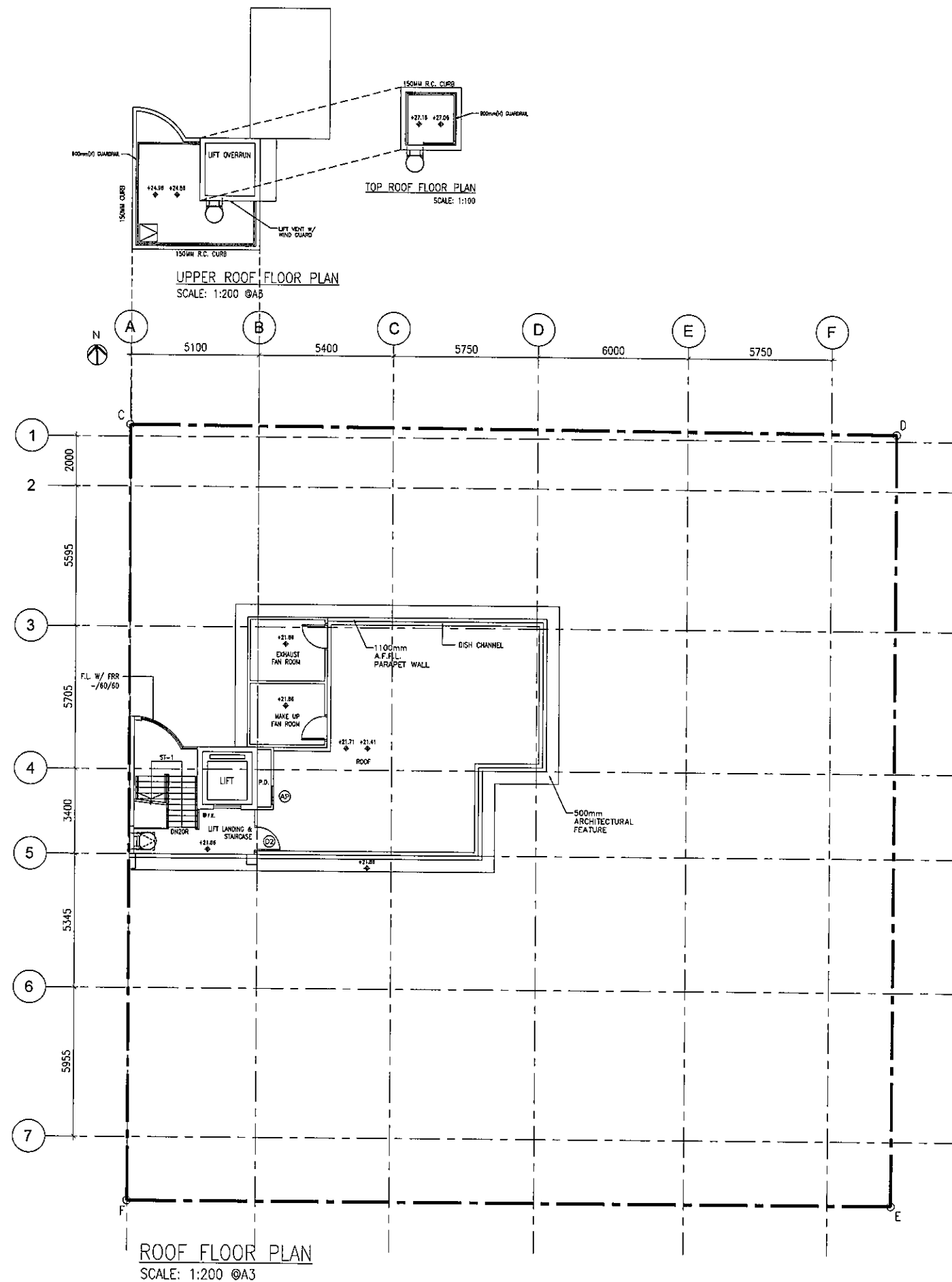
DRAWING TITLE

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

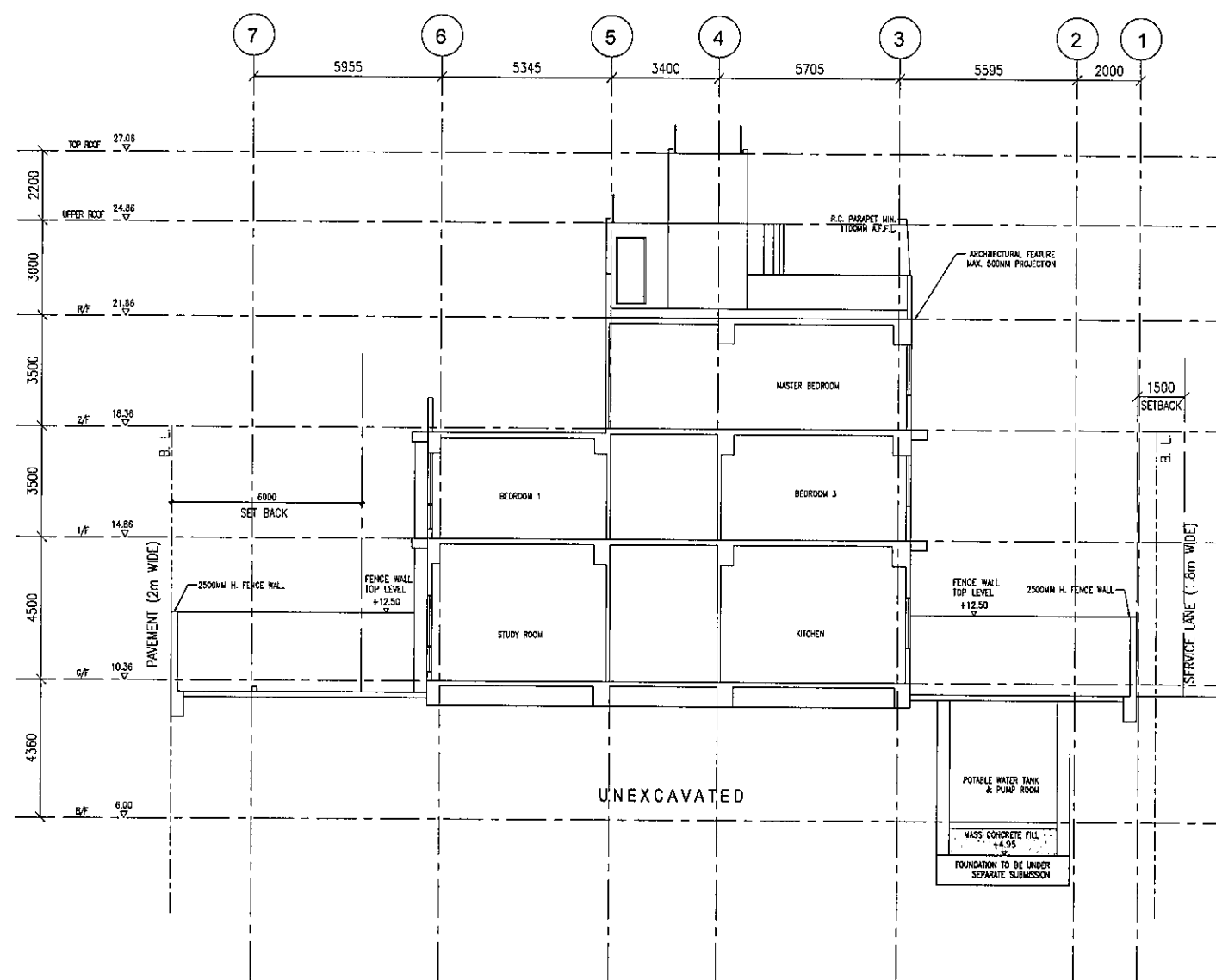
| | | |
|----------------|---|------------------------|
| BASEMENT FLOOR | = | 81.468 m ² |
| GROUND FLOOR | = | 227.921 m ² |
| FIRST FLOOR | = | 222.325 m ² |
| SECOND FLOOR | = | 129.238 m ² |
| ROOF | = | 26.023 m ² |
| TOTAL AREA | = | 686.975 m ² |

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

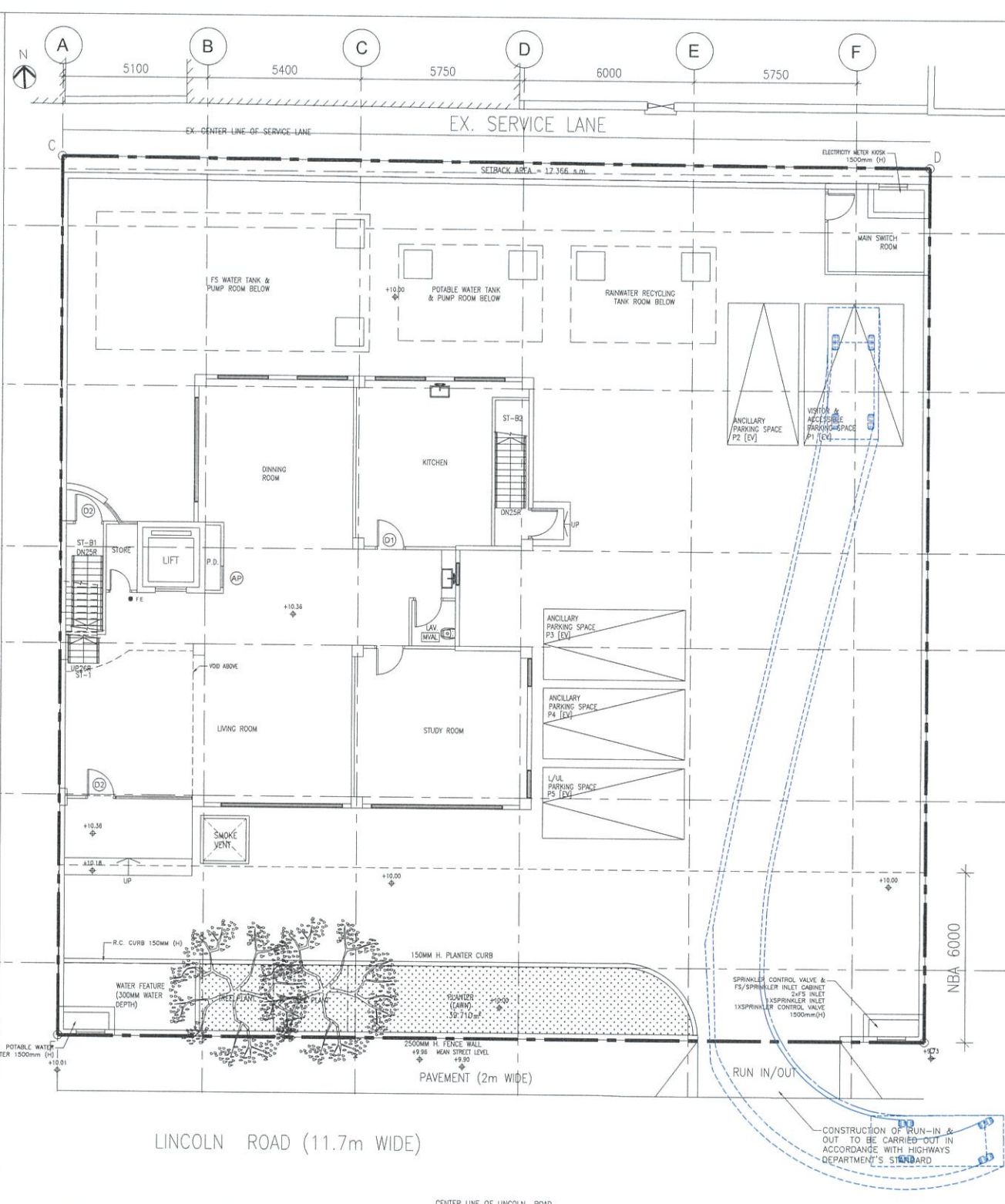
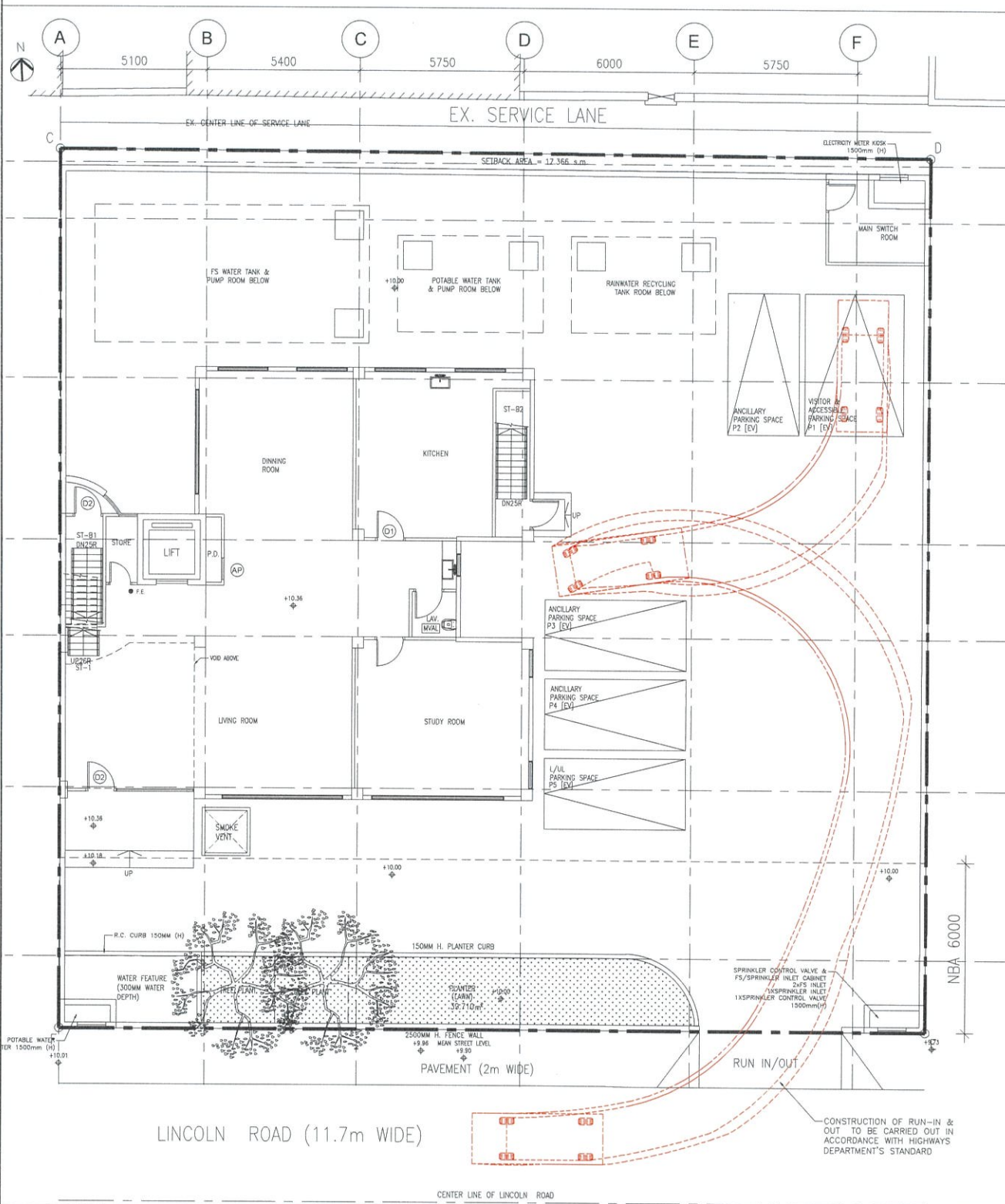
SECTION AND CALCULATION

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

NOTE

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



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)11/16
STRUCTURAL ENGINEER

PROJECT TITLE

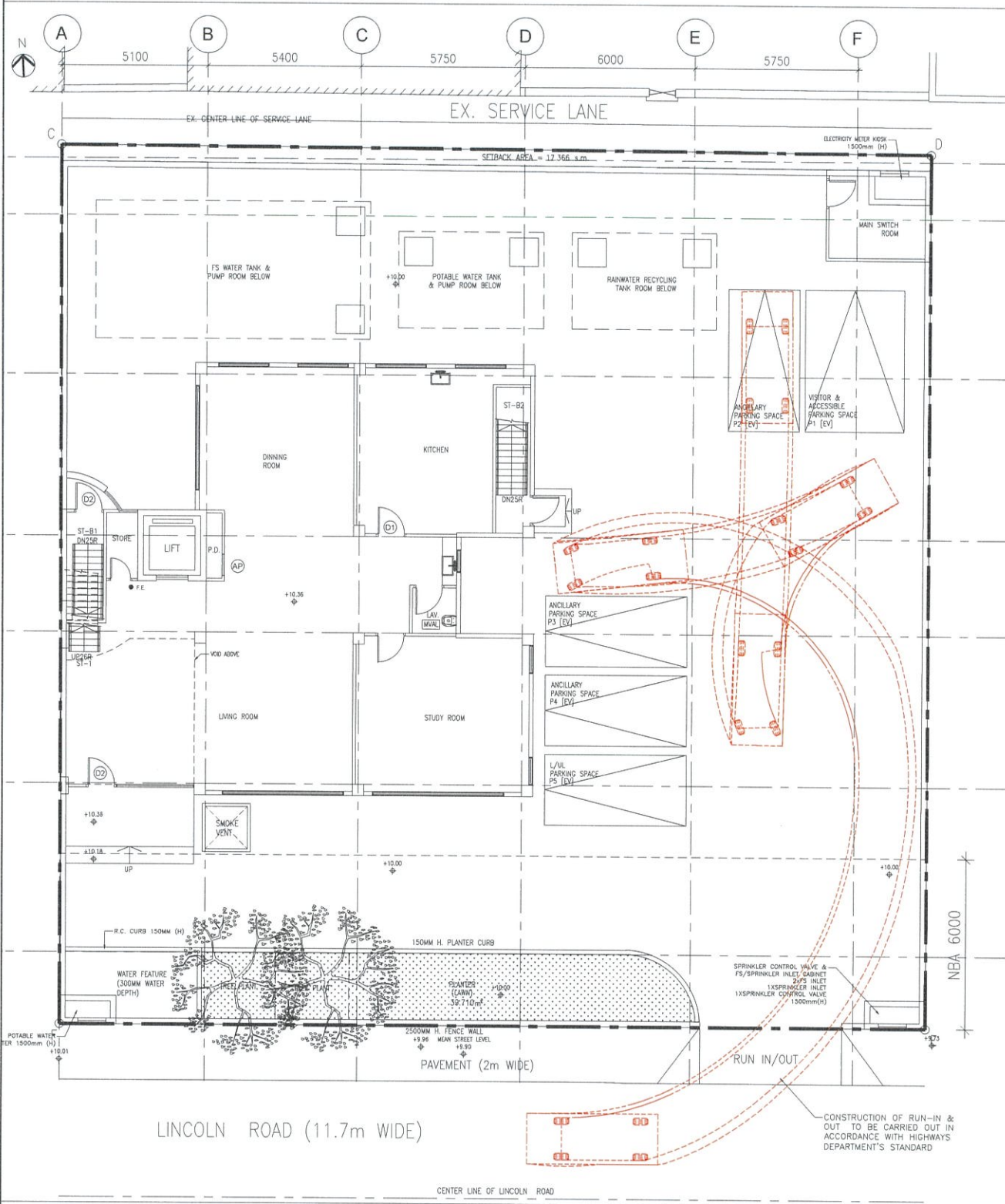
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3 LINCOLN ROAD, KOWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

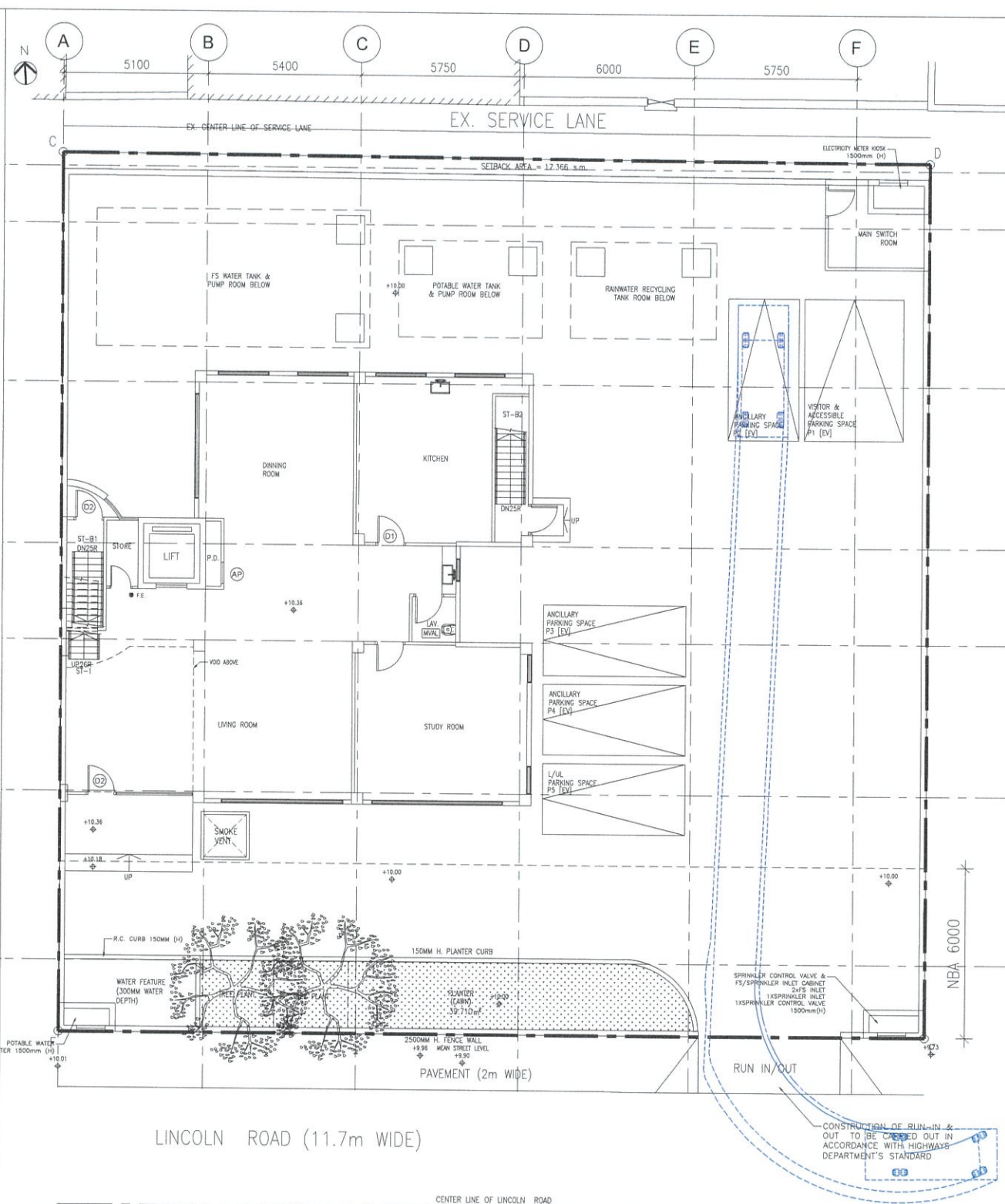
SWEEP PATH ANALYSIS FOR P1

| 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

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

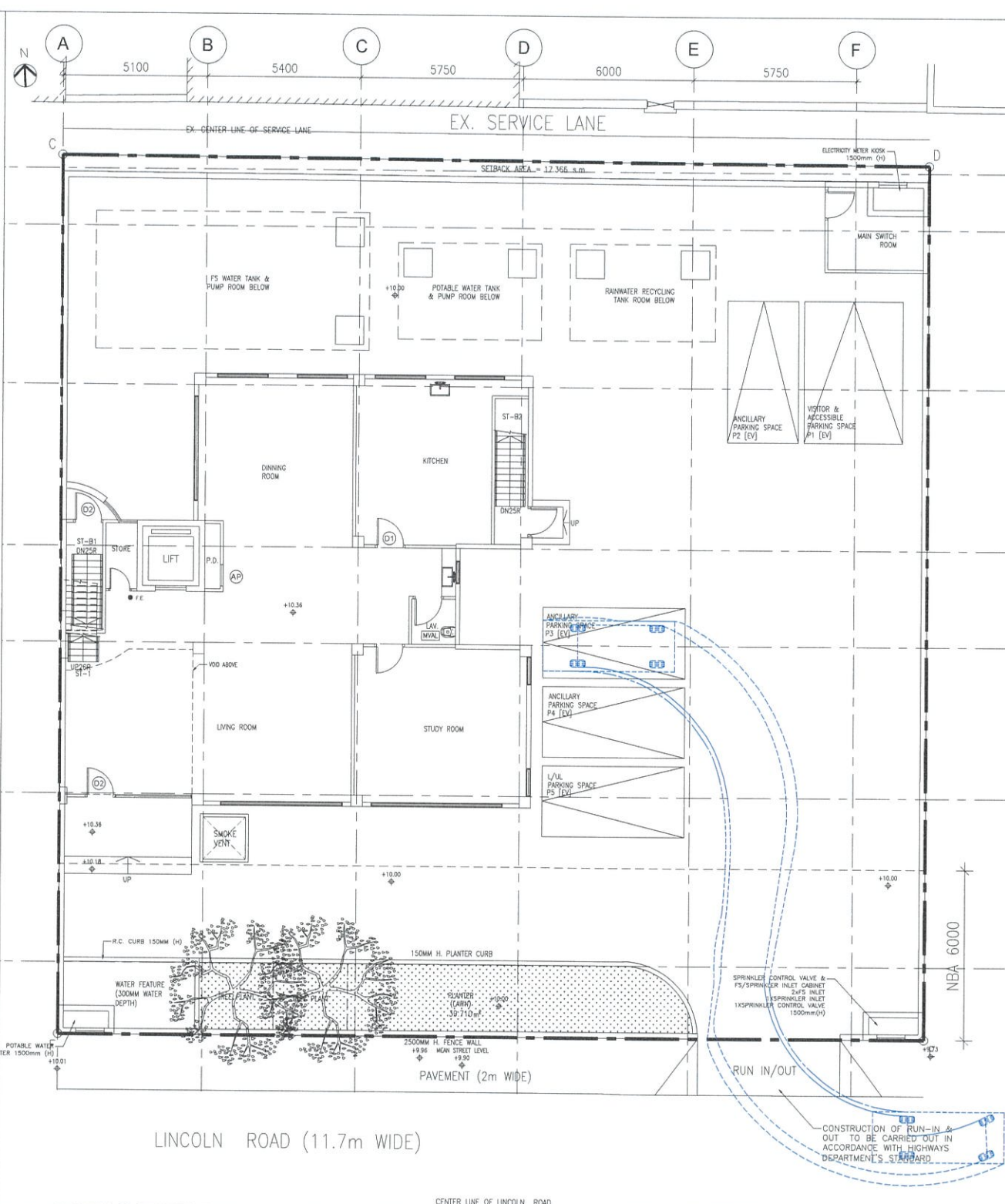
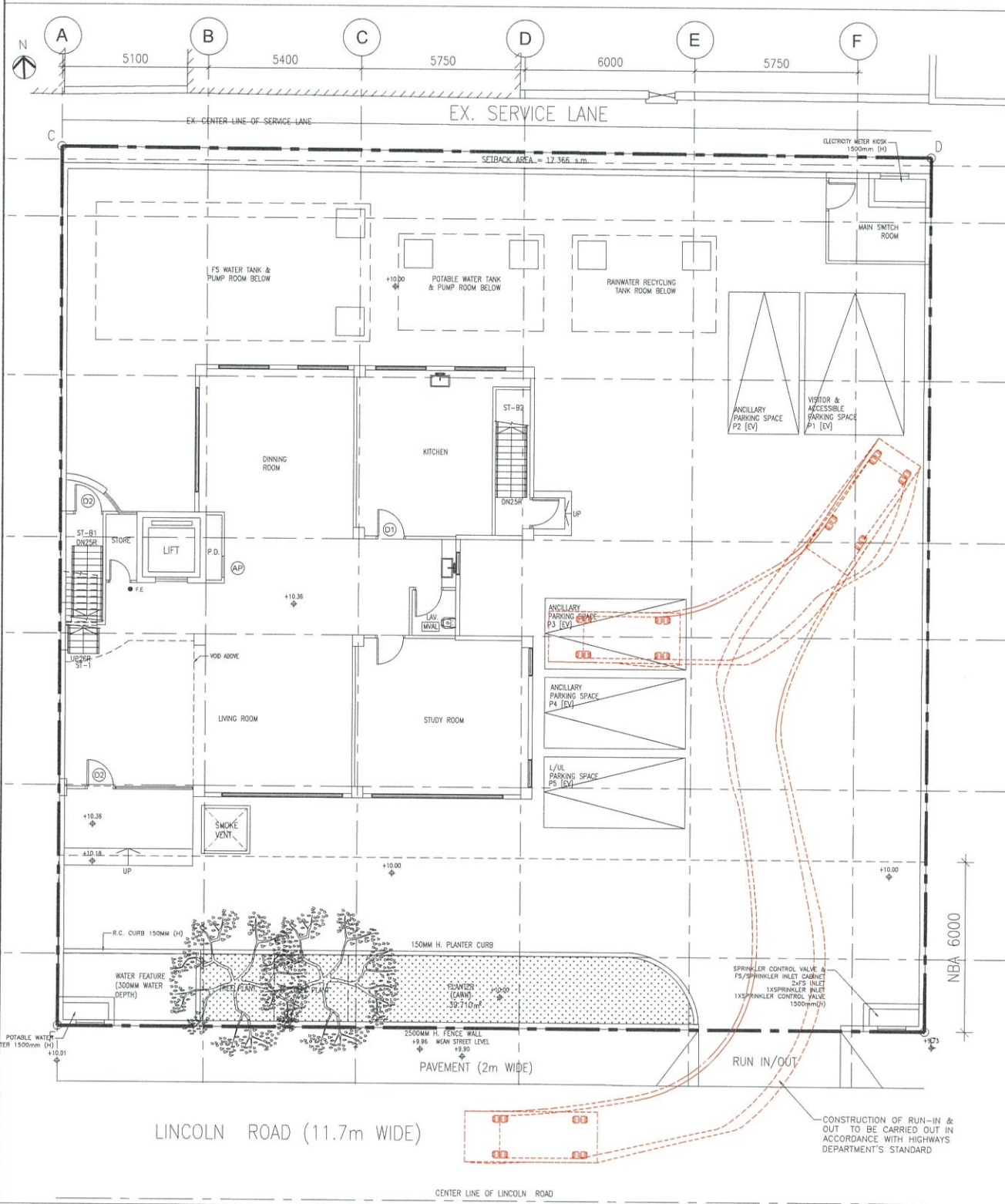
SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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 |

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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

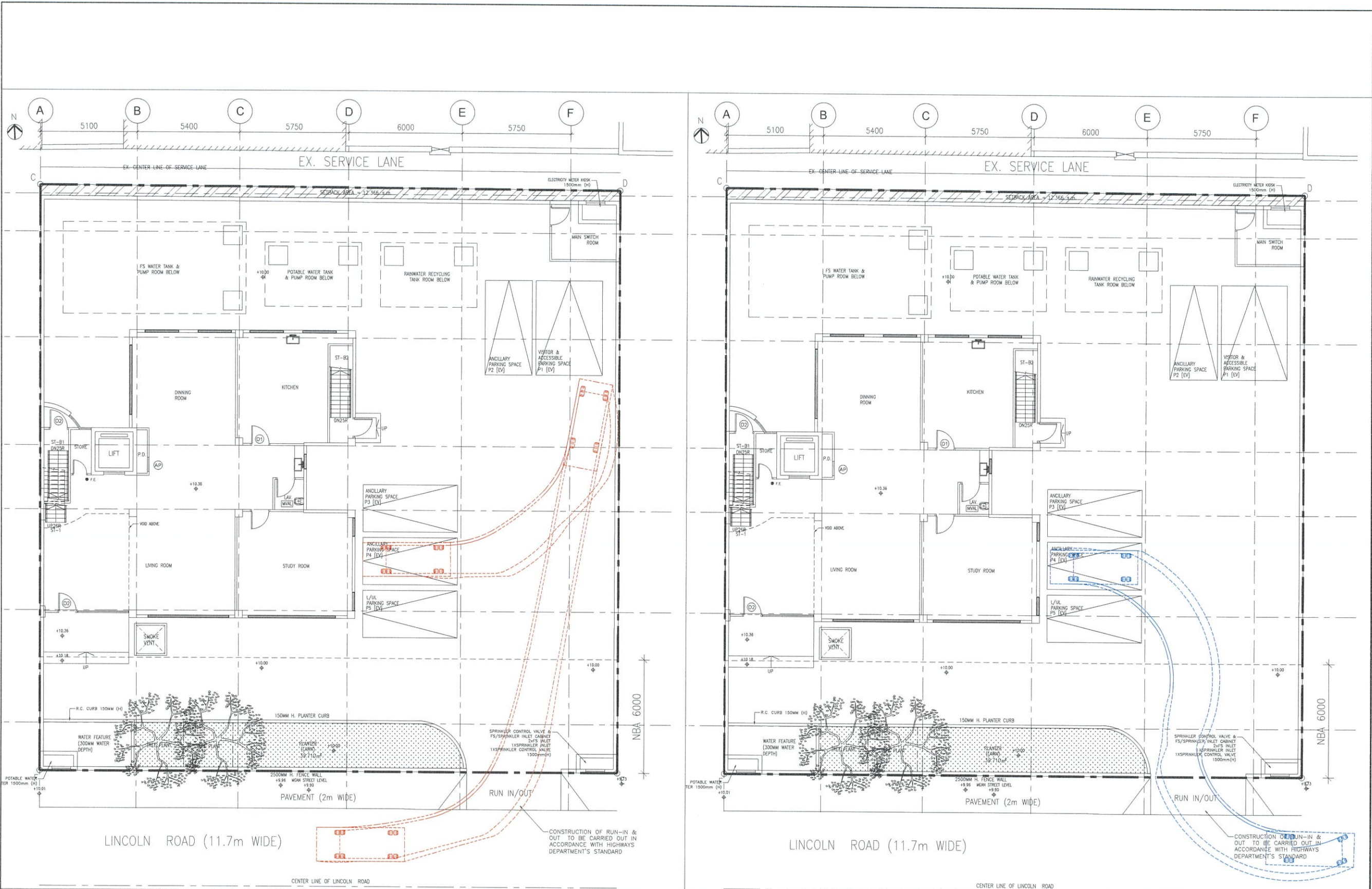
SO CHI WANG
MHKIS, RP(SBS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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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P4 INGRESS

P4 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

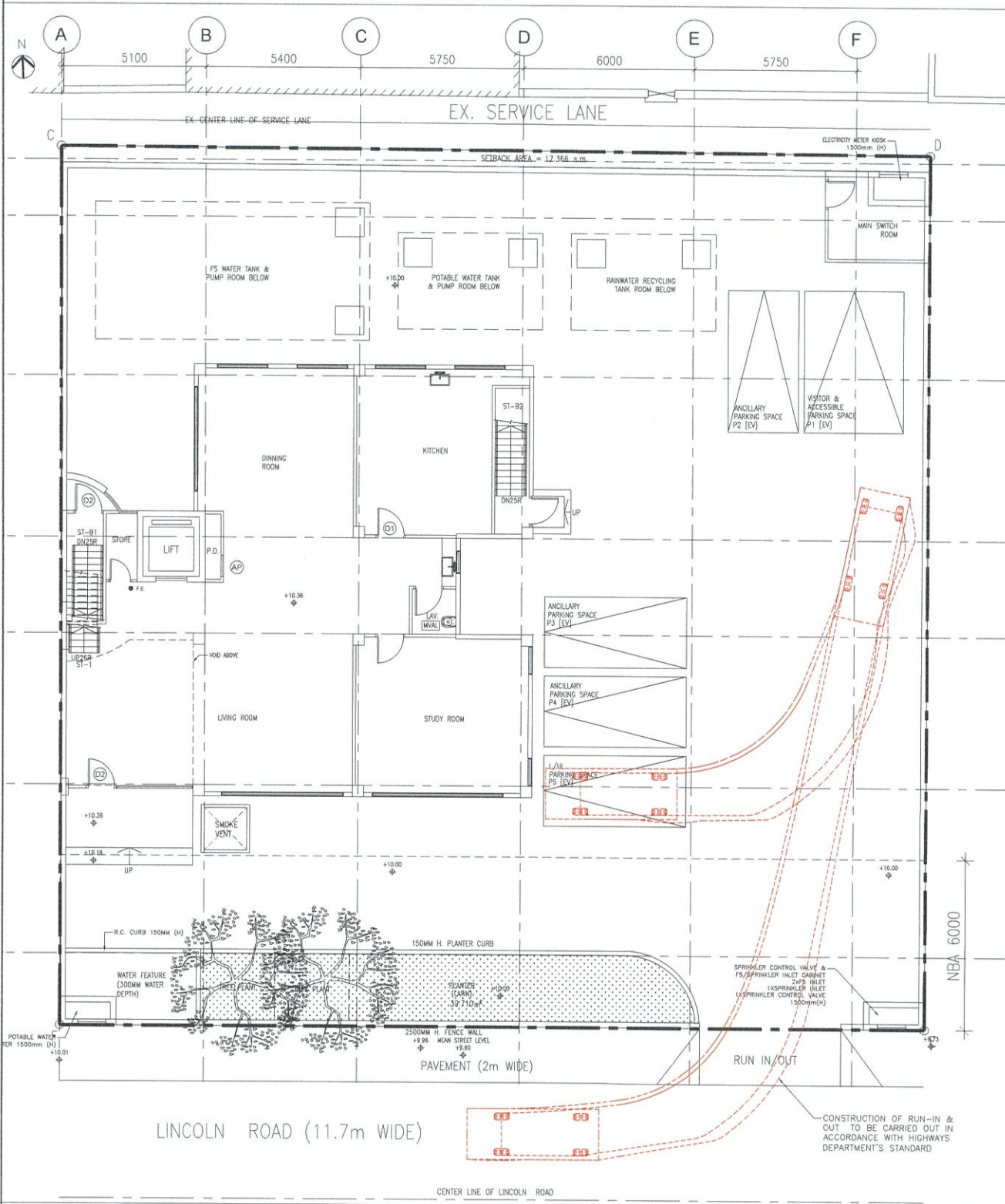
SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

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

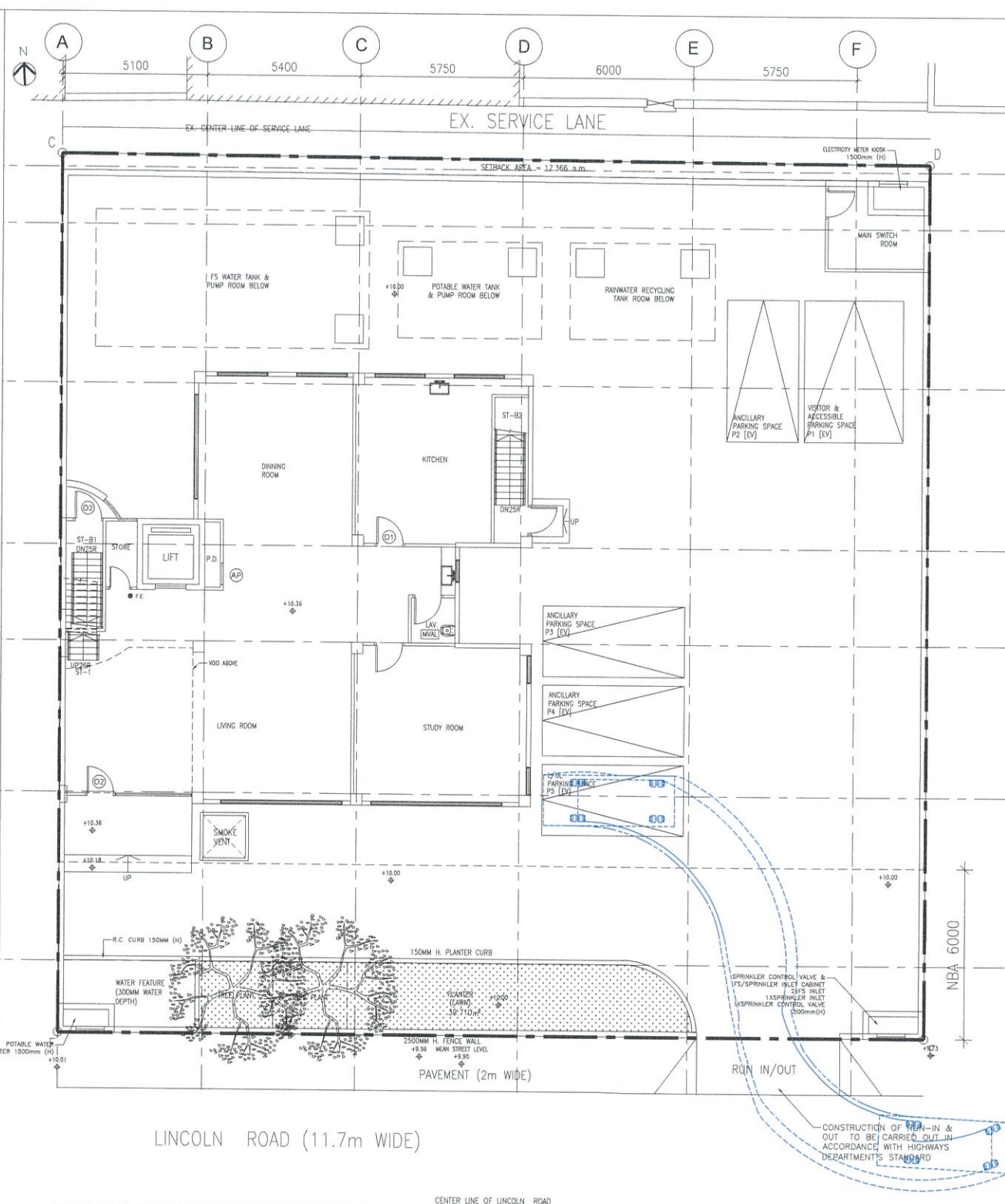
DRAWING TITLE
SWEEP PATH ANALYSIS FOR P4

DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED
BW ML
DWG. NO. REV.
SP04 A

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P5 INGRESS



P5 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)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

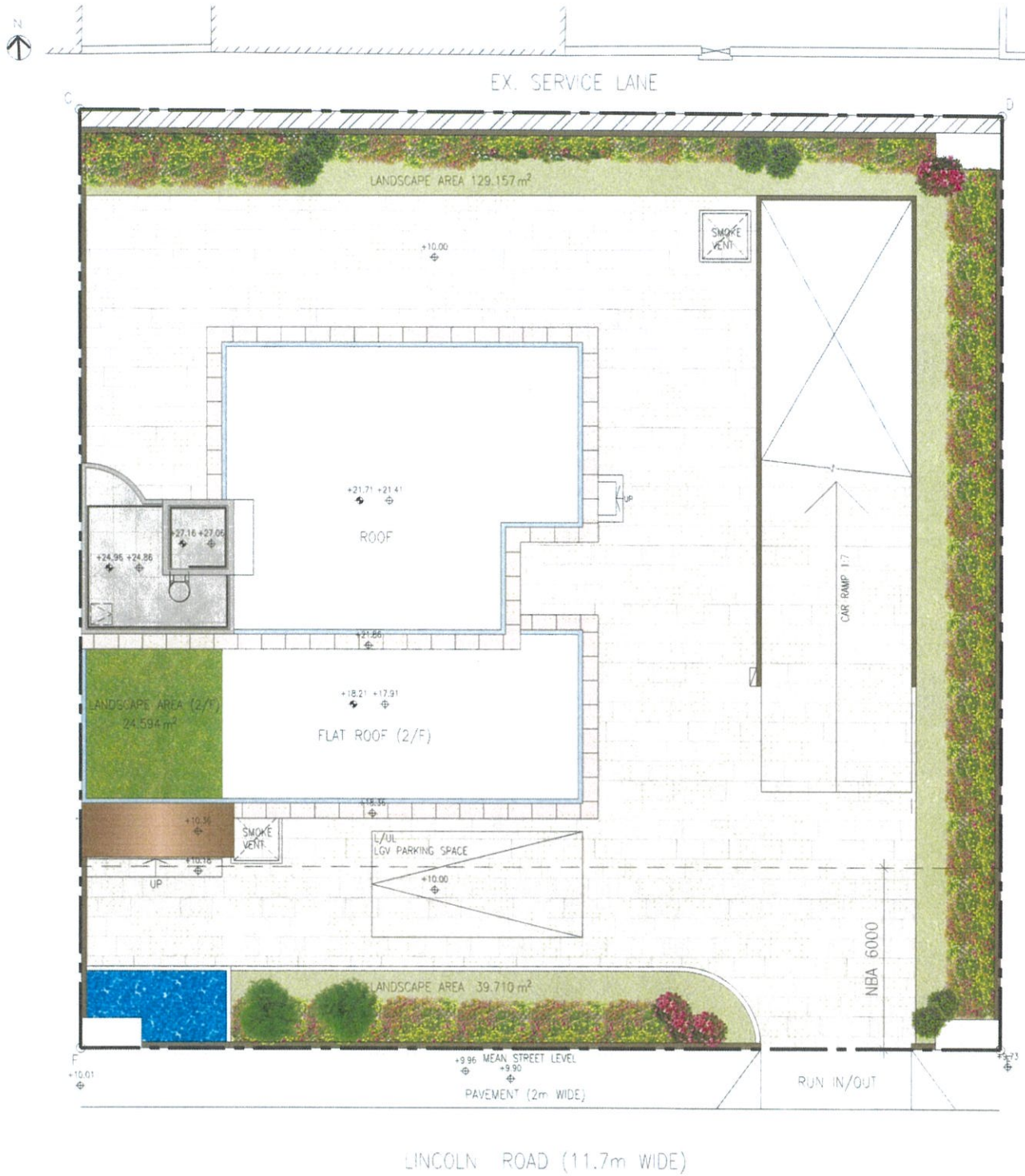
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| DRAWN | CHECKED |
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| DWG. NO. | REV. |
| SP05 | A |

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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

 Feature Tree

 Ground Covers

 Schrubs

 Ground Covers

 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



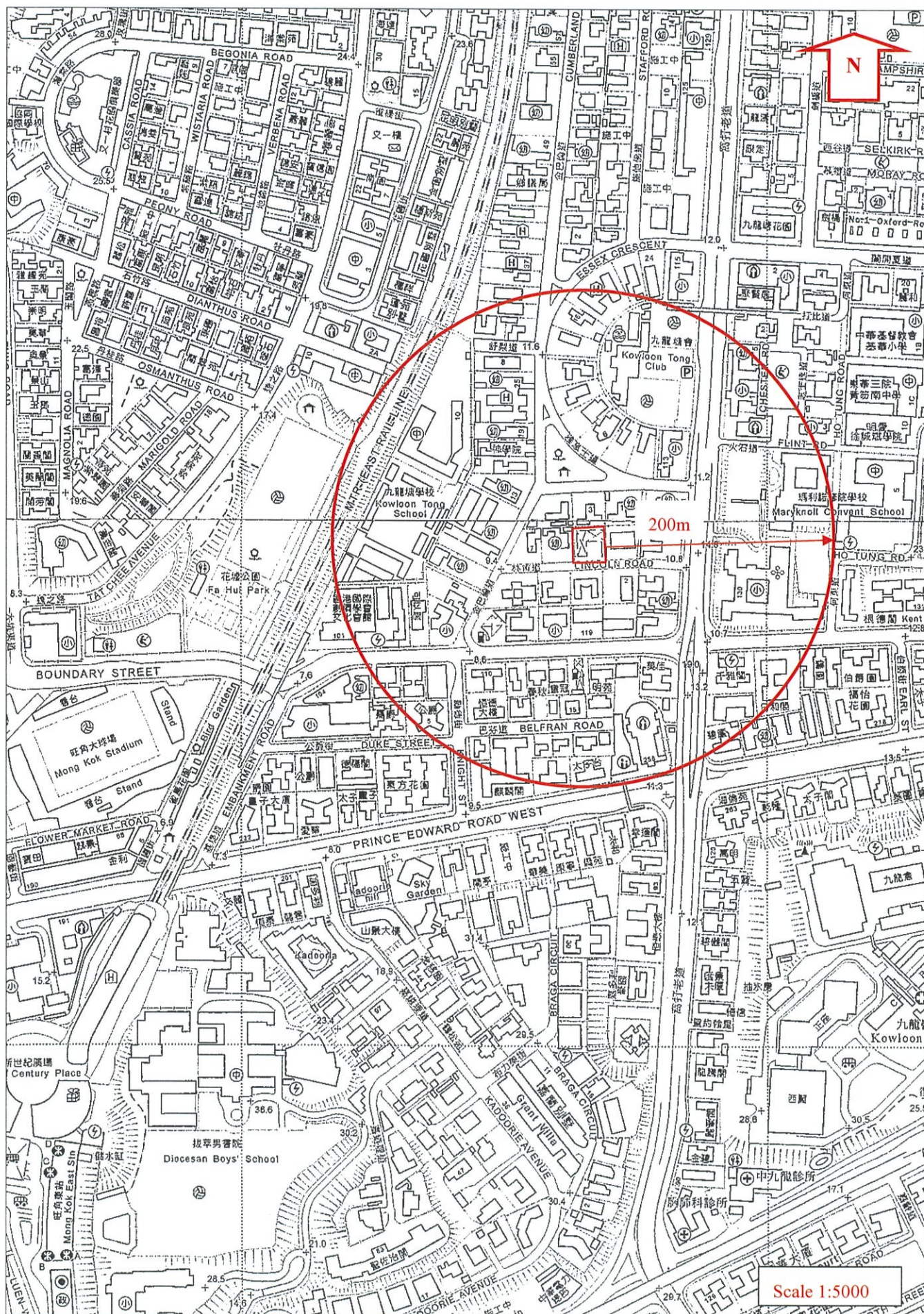
Bougainvillea sp 'mary palmer'
雙色(鴛鴦)三角梅



Hibiscus rosa-sinensis 朱槿

Appendix 4

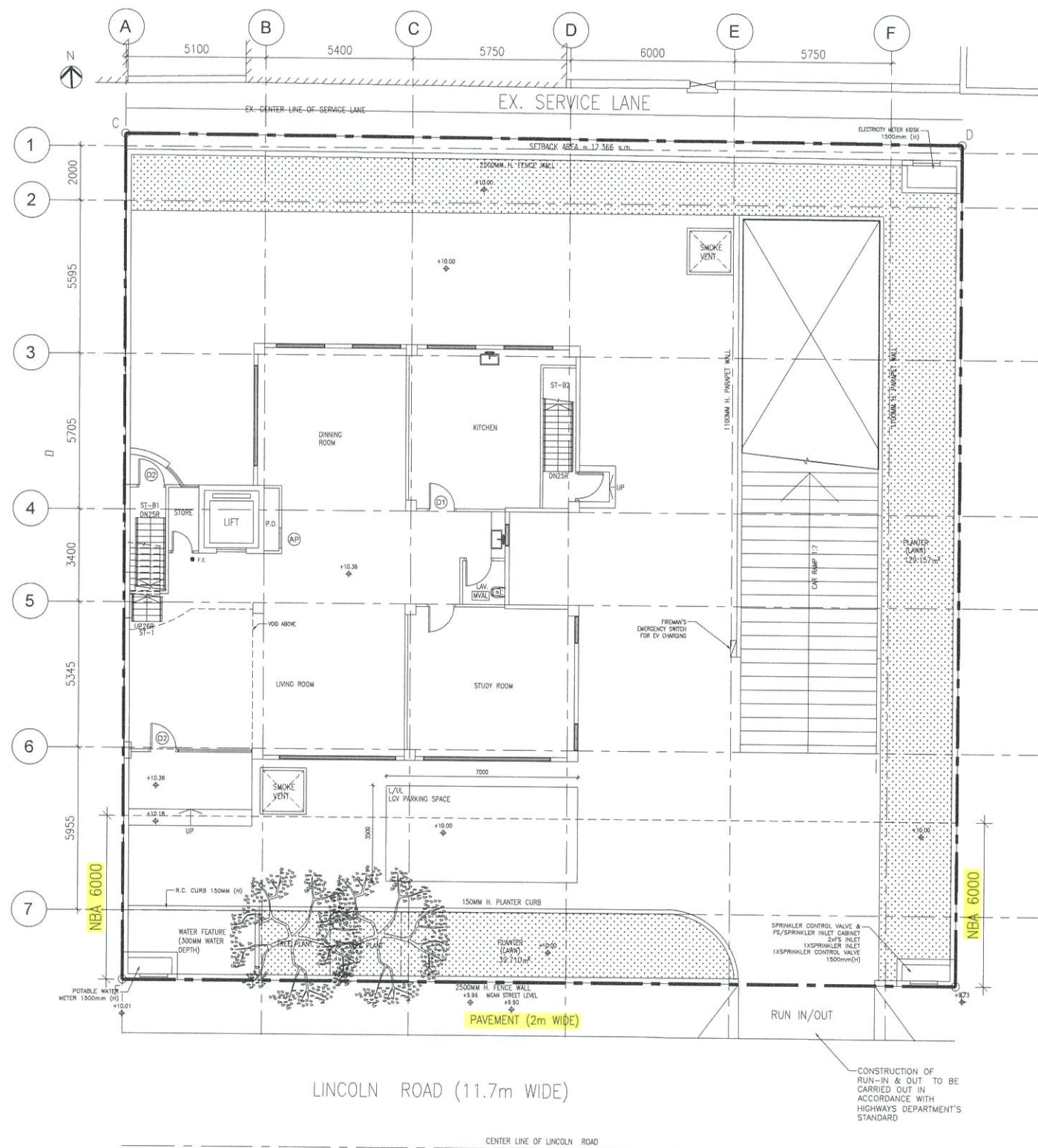
Indication Plan A



For Identification Only

Appendix 5

Indication Plan B



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

GROUND FLOOR

| DATE | SCALE |
|-------------|----------|
| 13 MAR 2025 | AS SHOWN |

| DRAWN | CHECKED |
|-------|---------|
| BW | ML |

| DWG. NO. | REV. |
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| P-04 | A |

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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

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

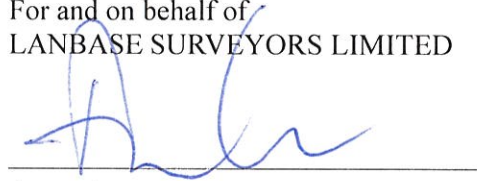
- (e) the greenery area of the alternative scheme without basement (about 64.304m²), which is 66.76% less than the greenery area of the proposed scheme (about 193.461m²). Please see the Comparison Table Greenery Area at **Appendix 4**.

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 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



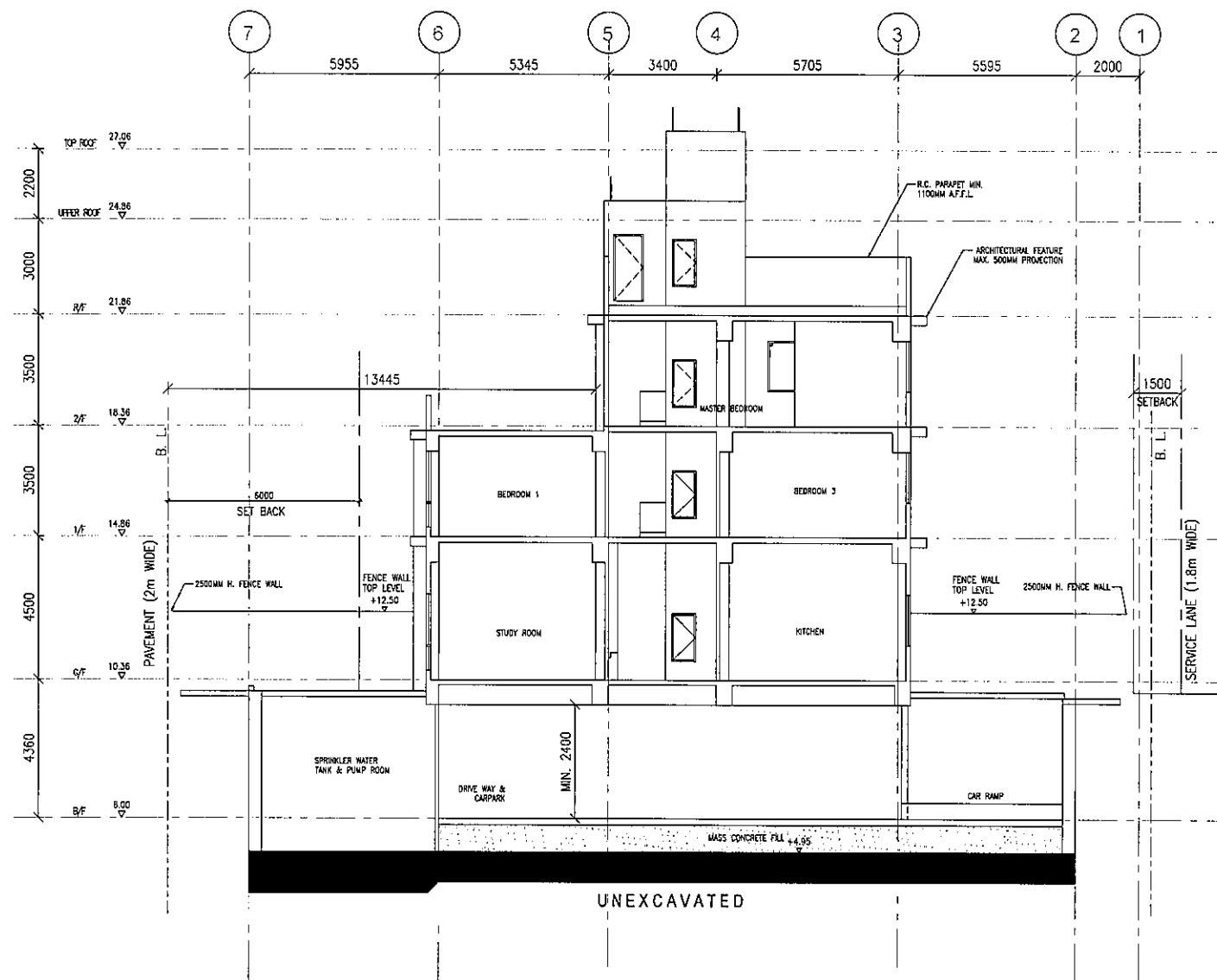
Anson Lee
Encl.
RK/AL

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

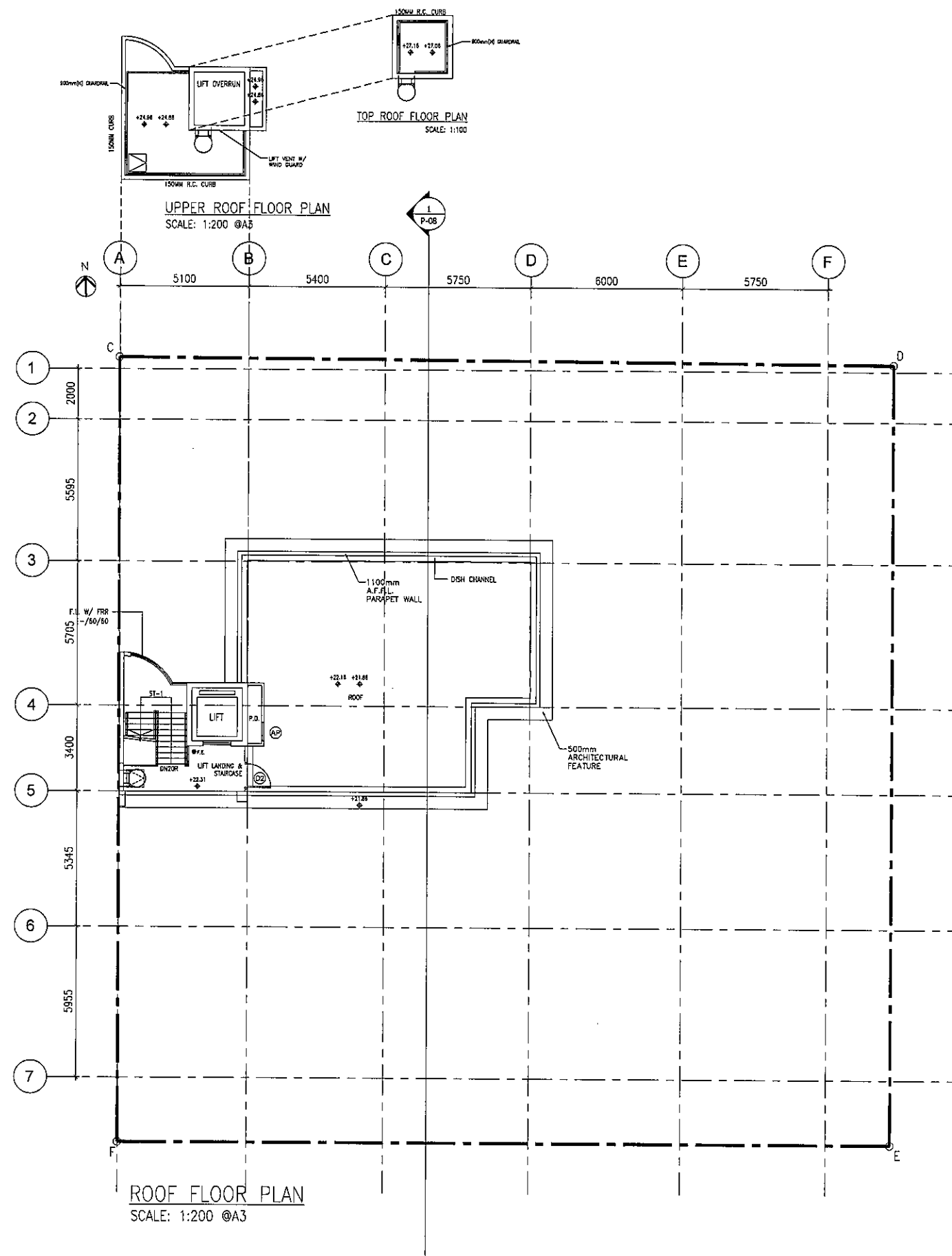
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| DATE | SCALE |
| 13 MAR 2025 | AS SHOWN |
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| DWG. NO. | REV. |
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Appendix 2

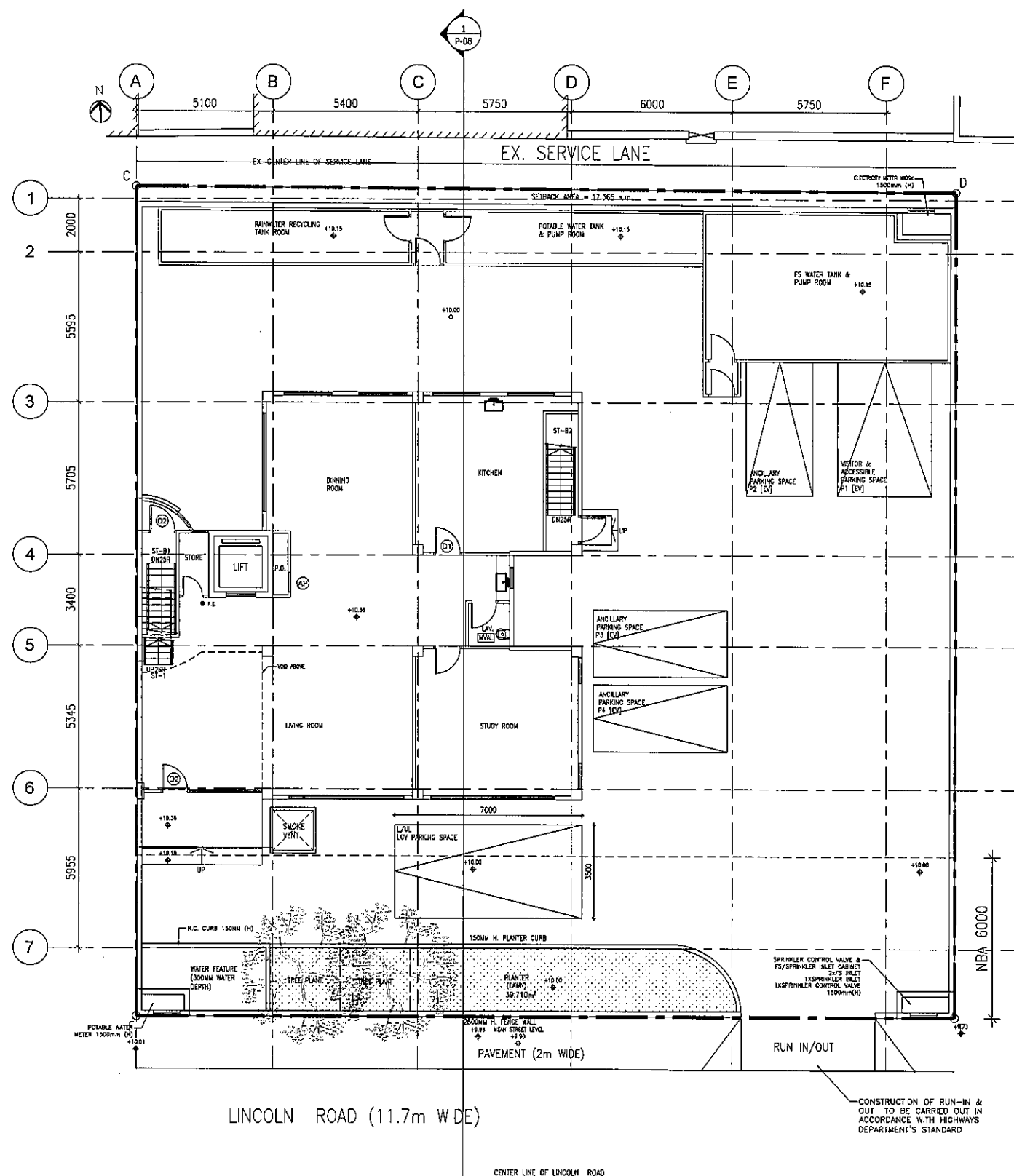
Revised Roof Floor Plan of the Proposed Layout Plan



BD REF. FSD REF.

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)

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)1/116

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

GROUND FLOOR

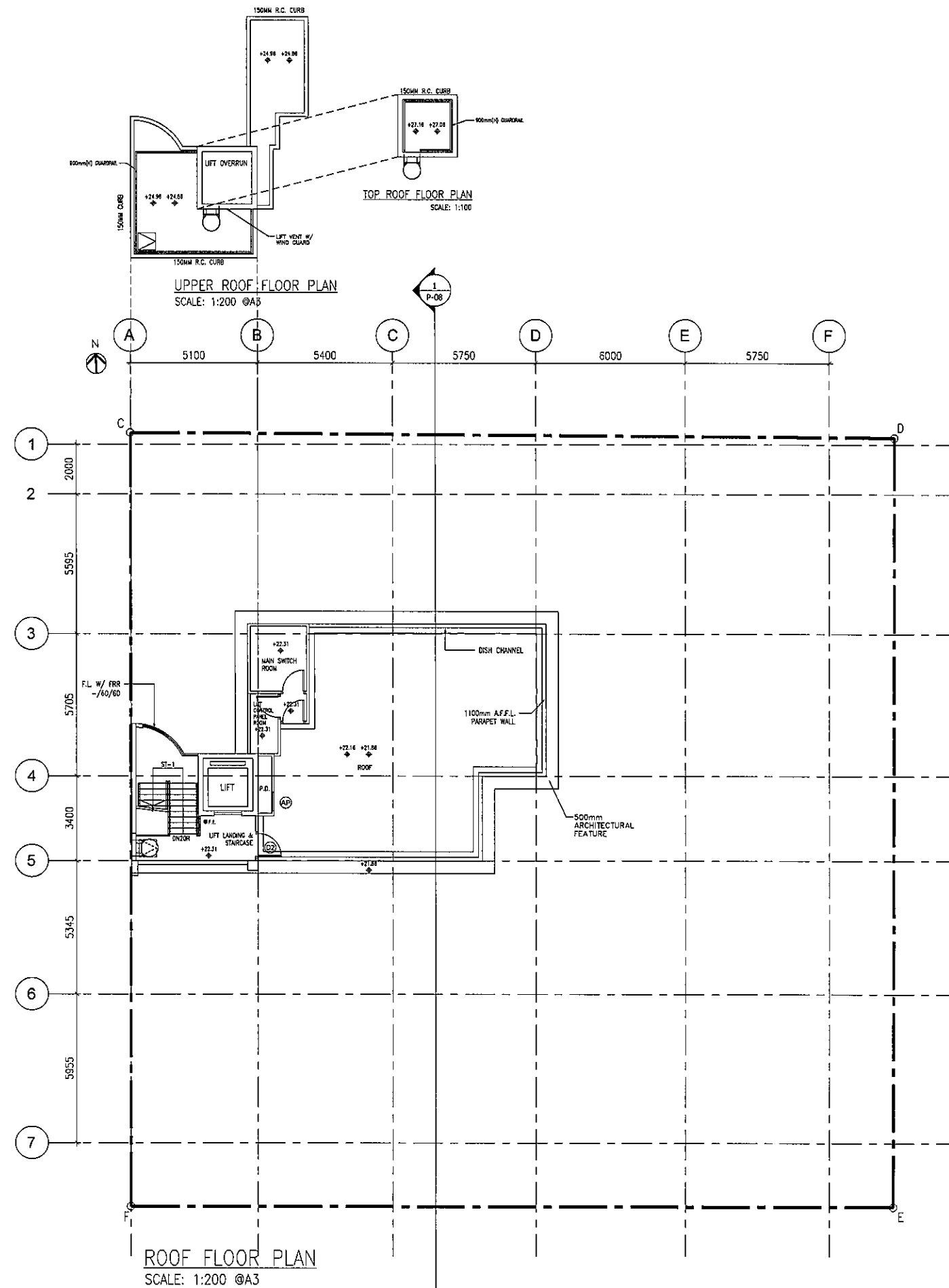
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| 13 MAR 2025 | AS SHOWN |

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| DWG. NO. | REV. |
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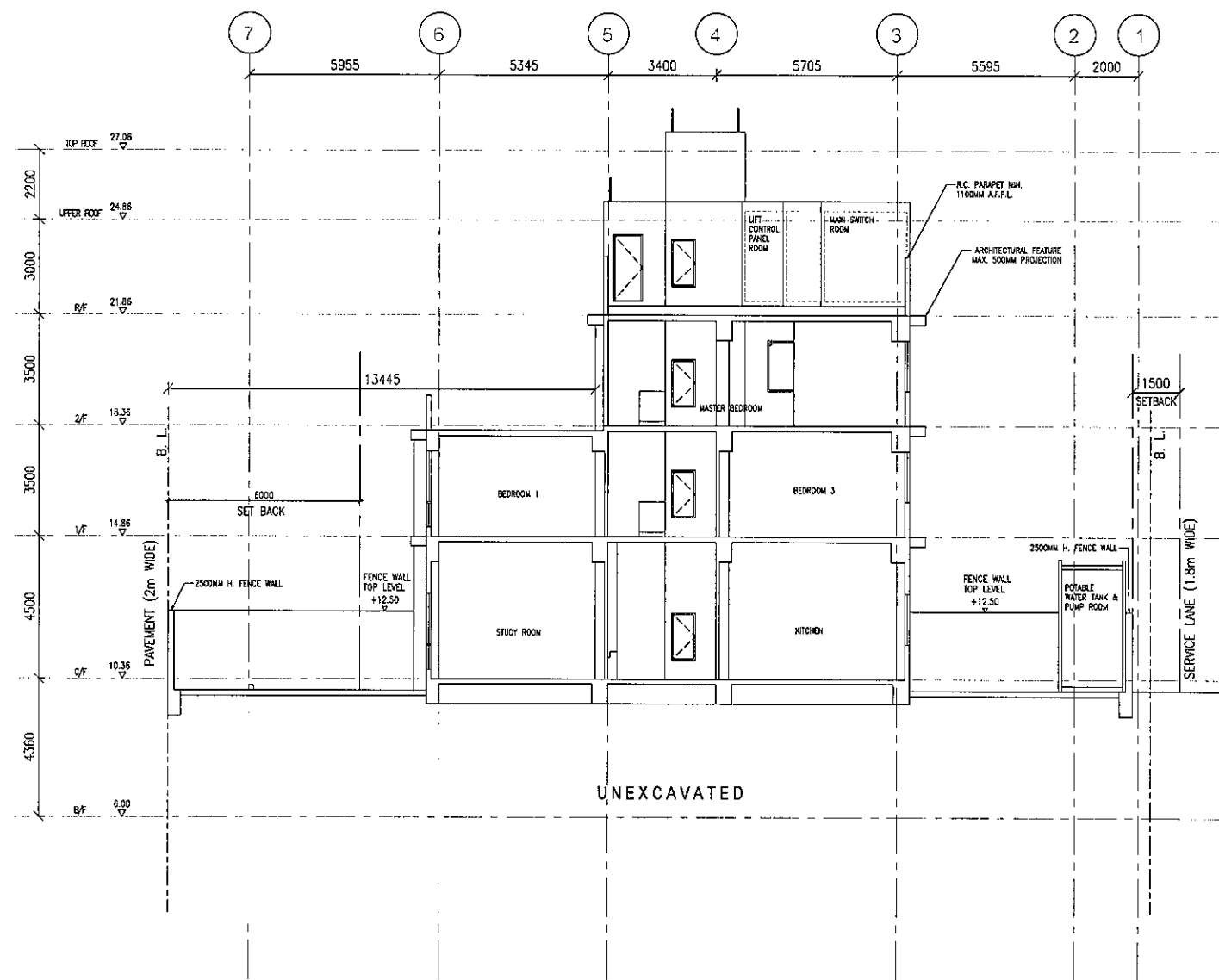
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FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

| | | |
|---|----------------|-------------|
| 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)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 | | |
| 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.

| 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

SECTION AND CALCULATION

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

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Appendix 4

Comparison Table of Greenery Area

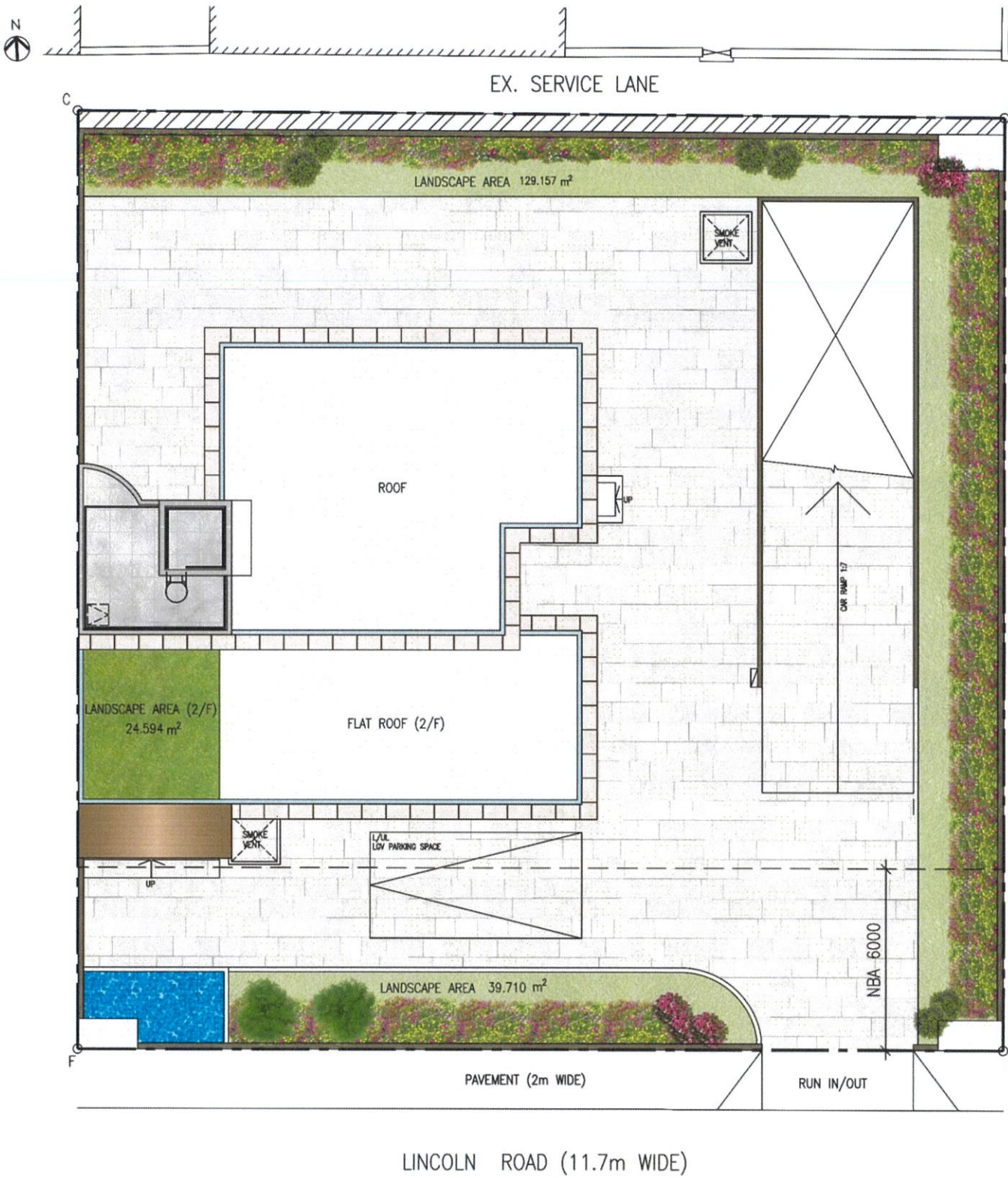
Comparison Table of Greenery Area

| 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



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

 Feature Tree

 Ground Covers

 Schrubs

 Ground Covers

 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

**Similar Applications for Minor Relaxation of Building Height Restriction within
“Residential (Group C) 1” Zone on the
Kowloon Tong Outline Zoning Plan**

Approved Applications

| No. | Application No. | Location | Proposed Uses/Developments | Basement Area (m²) | Date of Consideration | Main Reasons for Approval/ Approval Conditions |
|------------|------------------------|---------------------|--|--------------------------------------|------------------------------|---|
| 1. | A/K18/233 | 4 Somerset Road | Proposed minor relaxation of building height restriction to allow for one storey of basement for ancillary plant room use in a proposed residential development | 144 | 13.1.2006 (MPC) | (i), (ii)/ (a), (b), (c) |
| 2. | A/K18/237 | 121 Boundary Street | Ditto | 146 | 19.5.2006 (MPC) | (i), (ii)/ (a), (b), (c) |
| 3. | A/K18/263 | 7 Devon Road | Proposed 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 | 290 | 7.8.2009 (MPC) | (i), (ii)/ (a), (b), (c), (d) |
| 4. | A/K18/275 | 4 Stafford Road | Ditto | 410 | 12.11.2010 (MPC) | (i), (ii)/ (a), (b), (c) |
| 5. | A/K18/276 | 6 Lincoln Road | Ditto | 308 | 28.1.2011 (MPC) | (i), (ii)/ (a), (b), (c) |
| 6. | A/K18/282 | 5 Kent Road | Proposed 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 | 653 | 1.4.2011 (MPC) | (i), (ii)/ (a), (b), (c), (e) |
| 7. | A/K18/283 | 8 York Road | Proposed 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 | 536 | 15.4.2011 (MPC) | (i), (ii)/ (a), (b), (c), (d) |

| | | | | | | |
|-----|-----------|-----------------|--|-----|-----------------|-------------------------------------|
| 8. | A/K18/285 | 7 Kent Road | Proposed 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 | 542 | 5.8.2011 (MPC) | (i), (ii)/ (a), (b), (c) |
| 9. | A/K18/286 | 3 Kent Road | Proposed 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 | 500 | 5.8.2011 (MPC) | (i), (ii)/ (a), (b), (c), (e) |
| 10. | A/K18/296 | 1 Somerset Road | Proposed 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 | 275 | 8.2.2013 (MPC) | (i), (ii)/ (a), (c), (d) |
| 11. | A/K18/306 | 1 Somerset Road | Ditto | 227 | 8.11.2013 (MPC) | (i), (ii)/ (a), (b), (c), (d) |
| 12. | A/K18/307 | 6 Devon Road | Ditto | 357 | 7.3.2014 (MPC) | (i), (ii)/ (a), (b), (c), (d) |

| | | | | | | |
|-----|-----------|-------------------|--|-----|-----------------------------|--|
| 13. | A/K18/326 | 147 Waterloo Road | 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 three car parking spaces and ancillary plant room use for the permitted house development | 586 | 3.8.2018 (MPC) | (i), (ii)/ (a), (b), (c), (d), (f) |
| 14. | A/K18/331 | 7 Lincoln Road | 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 | 294 | 13.9.2019 (TPB upon review) | (i), (ii)/ (b), (c), (d), (g) |
| 15. | A/K18/342 | 14 Kent Road | Proposed Minor Relaxation of BH Restriction to Allow for One Storey of Basement for Permitted House Use | 641 | 4.3.2022 (MPC) | (i), (ii) / (d) |

Main Reasons for Approval:

- (i) More tree planting and enhancement in local amenity
- (ii) Insignificant/no adverse impacts on environment, drainage, traffic, visual and infrastructural aspects

Approval Conditions:

- (a) Submission and implementation of landscape proposal
- (b) Provision of water supplies for firefighting and fire services installations
- (c) Usual time clause
- (d) Design and provision of vehicular access, and/or car parking spaces, and/or loading/unloading facilities
- (e) Submission of quarterly tree monitoring reports

- (f) Submission of a Noise Impact Assessment and implementation of the noise mitigation measures identified therein
- (g) The provision of a minimum overall greenery ratio of 25%

Rejected Applications

| No. | Application No. | Location | Proposed Uses/Developments | Basement Area (m²) | Date of Consideration | Main Reasons for Rejection |
|------------|------------------------|-------------------|---|--------------------------------------|------------------------------|-----------------------------------|
| 1. | A/K18/196 | 3 Devon Road | Proposed 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 | 857 | 20.12.2002 (TPB) | (A), (B) |
| 2. | A/K18/208 | Ditto | Ditto | 845 | 25.7.2003 (MPC) | (A), (B) |
| 3. | A/K18/214 | Ditto | Ditto | 798 | 4.6.2004 (TPB) | (A), (B) |
| 4. | A/K18/229 | Ditto | Ditto | 678 | 18.11.2005 (TPB) | (A), (B) |
| 5. | A/K18/333 | 147 Waterloo Road | Proposed minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for three car parking spaces and ancillary plant room use, and minor relaxation of PR restriction from 0.6 to 1.013 for a permitted house development | 462 | 20.9.2019 (MPC) | (B), (C) |
| 6 | A/K18/335 | 14 Kent Road | Proposed minor relaxation of BH restriction to allow for one storey of basement for permitted house use | 712 | 6.11.2020 (MPC) | (D) |

Main Reasons for Rejection:

- (A) Excessive basement size and insufficient information to demonstrate planning and design merits
- (B) Undesirable precedent
- (C) Proposed relaxation of plot ratio restriction is excessive and insufficient planning and design merits
- (D) Possible adverse impacts on existing trees and insufficient planning and design merit

Suggested Advisory Clauses

- (a) the approval of the applications do not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession (including the basement car park, staircase, plant rooms, etc.) for the proposed development will be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements, and the GFA concession are not approved/granted by the BA and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East, LandsD that the owner of the Lot shall apply to LandsD for a consent under lease for the proposed redevelopment or a lease modification to implement the proposal. However, there is no guarantee that such application will be approved. Such application, if received, will be processed by LandsD in the capacity as a landlord and if the application is approved, it will be subject to such terms and conditions including, inter alia, payment of premium and administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD that
 - i. all building works are subject to compliance with the BO and Building Regulations;
 - ii. service lane shall be provided in accordance with Building (Planning) Regulation (B(P)R 28(1)), if applicable. Such service lane shall be excluded from site area for the purpose of PR and site coverage calculations. B(P)R 23 (2)(a) refers;
 - iii. detailed comments under the BO on individual sites for private developments such as permissible PR, site coverage, means of escape, emergency vehicular access (EVA), private streets, and / or access roads, open space, barrier free access and facilities, compliances with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage;
 - iv. GFA concessions for the proposed basement carpark would be considered subject to compliance with the relevant criteria under PNAP APP-2; and

- v. GFA concessions for the proposed basement for ancillary plant rooms and access staircase may be favorably considered at building plan submission stage.
- (d) to note the comment of the of the Director of Environmental Protection that the applicants shall ensure that the planning and design of the subject developments will follow the relevant noise planning requirements under Hong Kong Planning Standards and Guidelines (HKPSG) to avoid causing any noise problems;
- (e) to note the comments of the chief Town Planner / Urban Design & Landscape, PlanD that approval of the S.16 applications do not imply approval of the site coverage of greenery requirements under BD's PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval; and
- (f) to note the comment of the Director of Fire Services (D of FS) that fire service installations and water supplies for firefighting shall be provided to the satisfaction of the Director of Fire Services. Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority and the provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Department.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-06-03 星期二 02:39:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/K18/349 5 Lincoln Road

A/K18/349

New Kowloon Inland Lot No. 714, 5 Lincoln Road, Kowloon Tong

Site area: 948.25sq.m

Zoning: "Res (Group C) 1"

Applied development: MR BHR to Allow for One Storey of Basement for Permitted House Use / 3 Vehicle Parking

Dear TPB Members,

Despite the rejection of 338 on 23 July 2021 the site continued to be used as a school.

Members must ensure that the current plan is indeed for a residence and not for commercial purposes.

There are already far too many schools in Kowloon Tong.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, January 4, 2021 4:06:31 AM
Subject: A/K18/338 5 Lincoln Road Primary School

A/K18/338
5 Lincoln Road, Kowloon Tong, Kowloon
Site area : 948.26sq.m
Zoning : "Res (Group C) 1"
Applied development : Proposed School (Primary) / 6 Vehicle Parking

Dear TPB Members,

Strong objections. There are 14 private Primary schools already operating in the district. According to the data provided re the 2019 district council election, the population is 20,309. Clearly the number of primary schools greatly exceed any genuine local demand. <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-kc.html>

The current health crisis should focus attention on the need to reduce travel times for students to ensure that as many as possible live within walking distance of school. In times of crisis this can reduce exposure to health or other threats.

Every second building along the North side of Waterloo Road is a school. This is ridiculous as the area is zoned residential not educational cluster. The applicant already operates primary schools in the district.

The approval for school use has long expired "permission should be valid until 4.12.2013" and there is no record for subsequent approvals requested or granted. How come the THINK Kindergarten was allowed to operate until 2020?

Last week Secretary for Development Michael Wong admitted that the administration had once again failed to reach its target for housing supply, this time by a few dozen units. No wonder when appropriately zoned sites in prime residential areas are being approved for other purposes.

Education, particularly for younger children, should be provided based on the number of resident children. It is time that some balance be restored to Kowloon Tong and education providers forced to locate their facilities in closer proximity to where students live. Education has been allowed to become nothing more than a revenue generator. It is high time that the focus be amended to the provision of quality education at locations most convenient to homes.

Mary Mulvihill