成到。城市規劃委員 到所有必要的資料及文件後才正式確認收到

<u>Form No. S16-I</u> 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 <u>notice of application</u> 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<u>申請通知</u>,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 「ノ」 at the appropriate box 請在適當的方格内上加上「ノ」號

		<u> </u>
For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K18/349
	Date Received 收到日期	- 6 MAY 2025

- 1. 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。
- 2. 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 樓及新界沙田上禾報路 1 號沙田政府合署 14 樓)索取。
- 3. 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

1 1

(□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 /□YCompany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)		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	□Site area 地盤面積 948.25 sq.m 平方米□About 約 □Gross floor area 總樓面面積 557.02 sq.m 平方米□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 ☑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 OPLAN (OZP) NO. S/K18/21	OUTLINE ZONING			
(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 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				
4.	"Current Land Owner" of A	Application Site 申請地點的「現行土均	也擁有人」			
The	applicant 申請人 —					
	is the sole "current land owner" (r	olease proceed to Part 6 and attach documentary proof 猜繼續填寫第6部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners"* 是其中一名「現行土地擁有人」*	^{&} (please attach documentary proof of ownership). ^{&} (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 Cons	ent/Natification				
	就土地擁有人的同意/通	知土地擁有人的陳述				
(a)	involves a total of	nd Registry as at(DD/M current land owner(s) "#. 年月				
(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。				
		land owner(s)"# obtained 取得「現行土地擁有人	」"同意的詳情			
	「租行土地城右 Registry w	r/address of premises as shown in the record of the Land here consent(s) has/have been obtained 主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 sp	ace of any box above is insufficient,如上列任何方格的公	間不足・請另頁說明)			

<u></u>	tails of the "cur	rent land owner(s)				的詳細資料 Date of notification
La	. of Current nd Owner(s)' 現行土地擁 人」數目	Lot number/addre Land Registry wh 根據土地註冊處	ere notificati	on(s) has/have b	een given	given (DD/MM/YYYY) 通知日期(日/月/年)
			 .			
	····					
(Plea	se use separate s	heets if the space of a	my box above	is insufficient. 如	上列任何方格的空	と間不足・諸另頁説明)
		e steps to obtain co 取得土地擁有人的				
Reas	sonable Steps to	Obtain Consent of	f Owner(s)	取得土地擁有力	的同意所採取	的合理步驟
	sent request fo	or consent to the "co (日/月/年	urrent land ov 三)向每一名	vner(s)" on 「現行土地擁有	人」"郵遞要求同	(DD/MM/YYYY) ^{#&} 司意書 ^{&}
Reas	sonable Steps to	Give Notification	to Owner(s)	向土地擁有人	發出通知所採耳	0的合理步驟
	published noti 於	ces in local newspa (日/月/年	ipers on 三)在指定報章	至就申請刊登一	(DD/MM/YY 次通知 ^{&}	′YY) ^{&}
		in a prominent posi (DD/MM		ar application sit	e/premises on	
	於	(日/月/年	三)在申請地黑	占/申請處所或	附近的顯明位置	星貼出關於該申請的通知
	office(s) or run 於	al committee on _		(DD/M	M/YYYY)&	committee(s)/managem 委員會/互助委員會或管
Othe	ers <u>其他</u>					
	others (please 其他(讀指明	• • • •				
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6.	Type(s)	of Application	申請類別			
	Type (i) 第(i)頫		vithin existing building or part thereof 勿或其部分內的用途			
	Type (ii)		eam / excavation of land / filling of land / filling of pond as requ	ired under Notes of Statutory		
	第(ii)類	Plan(s) 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) 第(iii)類	_	stallation / Utility installation for private project 装置/私人發展計劃的公用設施裝置			
Ø	Type (iv) 第(iv)類		n of stated development restriction(s) as provided under Notes 定圖則《註釋》內列明的發展限制	of Statutory Plan(s)		
	Type (v) 第(v)類		ent other than (i) to (iii) above 項以外的用途/發展			
註 I Note	Note 1: May insert more than one「✓」. 註 I: 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。					
Hamira.		SO SO THINKS IN TOUR AT ISSUE	u ang kang mang mang mang mang kang kang kang mang mang mang mang mang mang mang m	Karanggungan dari beratan dari peratuan beratan beratan beratan beratan beratan beratan beratan beratan beratan		
(i)	*\ <u>Hor:Typ</u>	e (ı) applicati	ons供事的相目的			
` ′	Fotal flo involved	or area	sq.m	平方米		

(i): * <u>Hor Type (i) applicati</u>	ons##OMIFE			
(a) Total floor area involved 涉及的總樓面面積			sq.m 平方米	
(b) Proposed use(s)/development 擬饑用途/發展	(If there are any Government the use and gross floor area) (如有任何政府、機構或社	•	-	
(c) Number of storeys involved 涉及層數		Number of units inv 涉及單位數目	olved	
	Domestic part 住用部分		sq.m 平方米	口About約
(d) Proposed floor area 擬議機面面積	Non-domestic part 非住戶	目部分	sq.m 平方米	□About 約
	Total 總計		sq.m 平方米	□About約
(e) Proposed uses of different	Floor(s) Current	use(s) 現時用途	Proposed 1	use(s) 擬識用途
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)				
	<u> </u>		1	

nion 供第(ii)類用語
□ Diversion of stream 河道改道
□ Filling of pond 填塘 Area of filling 填塘面積sq.m 平方米 □About 約 Depth of filling 填塘深度m 米 □About 約
□ Filling of land 填土 Area of filling 填土面積 sq.m 平方米□About 約 Depth of filling 填土厚度 m 米□About 約 □ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土流度 m 米□About 約
(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) (訪用週則顯示有關土地/池塘界線,以及河道改道、填地、填土及/或挖土的細節及/或範圍))
enton III (CO)
□ Public utility installation 公用事業設施裝置
Utility installation for private project 私人發展計劃的公用設施裝置
Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 謂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
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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

外影		or Type (iv) applicat	tion (A	#(D)#(#2.7		
(a)	F	Please specify the prop	posed n	ninor relaxation of stated	development restriction(s) and al	so fill in the
	野	所可的sed use/develops 情列明擬議略為放寬的	ment an 的發展N	<u>d development particula</u> 艮制 並填妥於第(v)部分的	ITS III part (v) below — I接議用途/發展及發展細節 —	
					· · · · · · · · · · · · · · · · · · ·	
		Plot ratio restriction 地積比率限制		From 由	to至	j
		Gross floor area restrict 總樓面面積限制	tion	From 由sq. m	平方米 to 至sq. m 平方米	(
		Site coverage restriction 上蓋面積限制	n	From 由	% to 至%	
	Ø	Building height restricti 建築物高度限制	ion	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 storey	ys 層
		Non-building area restr 非建築用地限制	riction	From 由	.m to 至m	
		Others (please specify) 其他(請註明)				
l.,				***************************************		
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(P)). <u>F</u>	or Type.(v) applicati	on #	NO SHIP		
P). <u>F</u>	or Type (v) applicati	er had prize a.	इन्दर १८८८ इन्द्रकारम् स्थापन नामस्तिकः । १५८८ वर्षः । १८७५	OF PLUI DING HEIGHT	
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(b)	Propuse(擬論 Prop Prop Prop Prop	posed (s)/development 歲用途/發展 relopment Schedule 發展 posed gross floor area (Grosed plot ratio 擬議地称 posed site coverage 擬議 posed no. of blocks 擬議 posed no. of storeys of ea	MI RE DE (Please 送細節表 GFA) 擬語 責比率 其上蓋面和 EE 数 ach block	NOR RELAXATION ESTRICTION FOR PER EVELOPMENT illustrate the details of the proper il	psal on a layout plan 謂用平面圆說明建識語 557.02 Not more than 0.6 23.24 4 storeys 層 include 包括 1 storeys of basem exclude 不包括 storeys of base called a storeys of basem	☑About 約 □About 約 ☑About 約 wents 層地庫

☑ Domestic par	:住用部分	·		
GFA 總	楼面面 積		55.7.02 sq. m 平方米	MAbout 約
number	of Units 單位數目		1	
average	unit size 單位平均面	積	.5.5.7.02sq. m 平方米	√ □About 約
estimate	d number of resident	s 估計住客數目	6	
☐ Non-domestic	part 非住用部分		GFA 總樓面面	瀢
eating pl	ace 食肆 and Shop	and Services	sq. m 平方米	□About 約
☐ hotel 酒	-		sq. m 平方米	□About 約
•			(please specify the number of rooms	;
			銷註明房間數目)	*******
☐ office 辦	公室		sq. m 平方米	□About 約
	services 商店及服	第行業	sq. m 平方米	□About 約
☐ Governn	sent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land
	機構或社區設施	• • • • • • • • • • • • • • • • • • • •	area(s)/GFA(s) 請註明用途及有關	
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☐ other(s)	甘油		(please specify the use(s) and	concerned land
	X(6)		area(s)/GFA(s) 講註明用途及有關	i
			楼面面積)	
)%(HID)(A)	
			***************************************	l l
			***************************************	******
☐ Open space (⁄	k 豬 旺 4/h	•	(please specify land area(s) 請註明	स्था रहता स्थाप
	pen space 私人休憩	田砂	(picase specify faild area(s) 嗣孟列	· .
·	pen space 公眾休憩		sq. m 平力水 口 Not	
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	iess than 1757 is
(c) Use(s) of different	ent floors (if applicat	ole) 各樓層的用途 (如適	用)	
[Block number]	[Floor(s)]		[Proposed use(s)]	
[座數]	[層數]		[擬議用途]	
1	B/F	Car Parking Spaces	/ Plant Rooms / Water Tanks	
***************************************	G/F			
*************	1/F	Bedrooms	ng Room / Dining Room / Kitchen	
******	2/F	Bedrooms / Flat Ro	f	
************		Elst Das E	**********	
		rial Root	***************************************	
(d) Proposed use(s)	of uncovered area (ifany) 露天地方(倘有)	的擬饑用途	
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 Arra 擬議發展計劃的行	_	t of the Development Proposal 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	 ✓ There is an existing access. (please indicate the street rappropriate) 有一條現有車路。(請註明車路名稱(如適用)) LINCOLN ROAD □ There is a proposed access. (please illustrate on plan and specific 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 	fy the width)			
	No 否					
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	▼ (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 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 			
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客資車位?	Yes是	□ (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 Pleavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)				
	No否					

9. Impacts of De	evelopme	ent Proposal 擬識發展計	劃的影響	
justifications/reasons fo	or not prov	sheets to indicate the proposed iding such measures. 武沙可能出現不良影響的措施		adverse impacts or give
	Yes是	☐ Please provide details 請		
Does the development	~_		**************************************	,
proposal involve alteration of existing			***************	
building?		i	***************************************	
擬議發展計劃是否				***************************************
包括現有建築物的				
改動? 	№否	1		
	Yes 是		oundary of concerned land/pond(s), and	particulars of stream diversion.
	,	the extent of filling of land/pond(s)		
Does the development		_ ,	· /池塘界線,以及河道改道、填塘、均	(土及/或挖土的细節及/或範
proposal involve the		(3)		
operation on the		☐ Diversion of stream 河泊	台內省	
right? 擬議發展是否涉及			= NV VIII	
右列的工程?		☐ Filling of pond 填塘	ار ساد عام را	le ETATA A CARRO
(Note: where Type (ii)			【sq.m 平方为 度 m 米	
application is the		"	又	□Wnont ≋i
subject of application, please skip this		☐ Filling of land 填土	· · · · · · · · · · · · · · · · · · ·	
section.		1	後 sq.m 平方米	
註: 如申請涉及第			度	□About 約
(ii)頻申請· ii跳至下 一條問題。)		☑ Excavation of land 挖土		/
MKIEURES *)			·面積715 sq.in 平方	
			上深度 6.8	
	No否	∟	OWG. NO. F-02 OF AFFENI	DIX 4 OF FLAMMING
		Onment 對環境	Yes 會 🗌	№ 不會 🗹
,	1	3 對交通	Yes 🎕 🗌	No 不會 🗹
	On water	:supply 對供水 age 對排水	Yes 會 □ Yes 會 □	No 不會 🗹 No 不會 🗹
		s 對斜坡	Yes 會 🗌	170 不會 ☑
	Affected	by slopes 受斜坡影響	Yes 🎓 🗌	No 不會 🛮
	Landsca	pe Impact 構成景觀影響	Yes 會 🗌	№ 不會 🛭
		ing 砍伐樹木 npact 構成視覺影響	Yes 會 □ Yes 會 □	No 不會 ☑ No 不會 ☑
		Please Specify) 其他 (謂列明)	Yes 🖀 🗌	No 不會 忆
Would the development				
proposal cause any	 <u></u>			
adverse impacts?	Please s	ate measure(s) to minimise the	impact(s) For tree felling	please state the number
擬議發展計劃會否 造成不良影響?	diameter 講註明望	at breast height and species of the 是重減少影響的措施。如涉及砍 品種(倘可)	e affected trees (if possible)	-
	·····	******************************	***********************	
	•••••	***************************************	******************************	
	·········		***************************************	
		***************************************		·····

10. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現誦申請人提供申請理由及支持其申請的資料。如有驚要,請另頁說明。
PLEASE REFER TO PLANNING STATEMENT
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······································
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11. Declaration 肇明
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 □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署
ANSON LEE TOWN PLANNER
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s) 專業資格 Whember 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 LANBASE SURVEYORS LIMITED 宏基測量師行有限公司代表
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期

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况下,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 fo如發展涉及蓋灰安置所用途,請另外填妥以下資料:	ollowing:
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 爺位總數	
Total number of single niches 單人 愈 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) 除單人及雙人確位外的其他爺位總數 (請列明頻別)	
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	
 ② Ash interment capacity in relation to a columbarium means – 就整灰安置所而言,骨灰安放容量指: the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個命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 在該蟹灰安置所並非確位的範圍內,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. 在該景本安置所內,總共最多可安放多少份骨灰。 	nbarium; and

Gist of Applica	tion #	申請摘要				
(Please provide deta consultees, uploaded available at the Plans (請 <u>盡量</u> 以英文及中 下載及於規劃署規	l to the ing Enq 文填寫 <u></u> 別資料查	「own Planning Boan uiry Counters of the ・此部分將會發送了 詢處供一般參閱。	rd's Website for Planning Depar 戶相關諮詢人士)	browsing and free tment for general inf	downloading ormation.)	by the public and
Application No. 申請編號	(For Of	ficial Use Only) (謂勿	7堪寫此欄)			
Location/address 位置/地址	NO. S	5 LINCOLN ROA	AD, KOWLOG	ON TONG, KOW	LOON (NK	IL 714)
Site area 地盤面積			948.25		sq. m 平方米	· Z About 約
	(include	es Government land	of包括政府占	土地	sq. m 平方米	:□ About 約)
Plan 圖則	APP S/K1	ROVED KOWL 8/21	OON TONG	OUTLINE ZO	NING PLA	N (OZP) NO.
Zoning 地帶	"RES	SIDENTIAL (GRO	UP C)(1)"			
Applied use/ development 申請用途/發展		NOR RELAXAT RMITTED RESI			RESTRICT	ION FOR
(i) Gross floor are			sq.n	1 平方米	Plot Ra	tio 地積比率
and/or plot rat 總樓面面積及 地積比率		Domestic 住用	557.02	☑ About 約□ Not more than不多於	0.6	□About 約 ☑Not more than 不多於
		Non-domestic 非住用		□ About 約 □ Not more than 不多於		□About 約 □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 □ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
		:	4	Storeys(s) 層 ☑ (Not more than 不多於)
			4	▼Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用		m 米 □ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
				Storeys(s) 層□ (Not more than 不多於)
				□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite 綜合用途		m 米□ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
				Storeys(s) 層 □ (Not more than 不多於)
				□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		23.24	☑ About 約
(v)	No. of units 單位數目	1		
(vi)	Open space 休憩用地	Private 私人	sq.m ∓	范方米 □ Not less than 不少於
		Public 公眾	sq.m 平	▽方米 □ Not less than 不少於

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	3
	unloading spaces 停車位及上落客貨 車位數目	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	2
		Others (Please Specify) 其他 (請列明) Accessible Visitor Car Parking Space	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)	

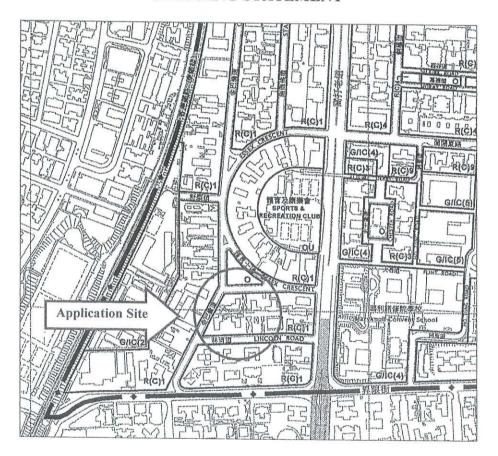
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	<u> </u>	
	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		abla
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(講註明) Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon		Z
Tong Outline Zoning Plan	ı	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\mathbf{Z}
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		Ц
Note: May insert more than one 「レ」. 註:可在多於一個方格內加上「レ」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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Appendix 3	Lot Index Plan
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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.

1

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

Not more than 0.6 About 23.24% About 557.02m² 25.36m above PD 4 (including a basement)
About 557.02m ² 25.36m above PD 4 (including a basement)
25.36m above PD 4 (including a basement)
4 (including a basement)
1
1
Car Parking Spaces / Plant Rooms / Water Tanks
Garden / Study Room / Living Room / Dining Room / Kitchen
Bedrooms
Bedrooms / Flat Roof
Flat Roof



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

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		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

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2	A/K18/237	Minor Relaxation of Building Height	121 Boundary Street	19.5.2006
		Restriction to Allow for One Storey of		
		Basement for Ancillary Plant Room Use		
		in a Proposed Residential Development		
3	A/K18/263	Minor Relaxation of Building Height	7 Devon Road	7.8.2009
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
4	A/K18/275	Minor Relaxation of Building Height	4 Stafford Road	12.11.2010
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
5	A/K18/276	Minor Relaxation of Building Height		28.1.2011
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
6	A/K18/282	Minor Relaxation of Building Height	5 Kent Road	1.4.2011
		Restriction to Allow for One Storey of		
		Basement for Six Car Parking Spaces		0
		and Ancillary Plant Room Use in a		
e de la companya della companya della companya de la companya della companya dell		Proposed Residential Development		
7	A/K18/283	Minor Relaxation of Building Height		15.4.2011
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
8	A/K18/285	Minor Relaxation of Building Height		5.8.2011
		Restriction to Allow for One Storey of	i I	
		Basement for Six Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
9	A/K18/286	Minor Relaxation of Building Height		5.8.2011
		Restriction to Allow for One Storey of	1	
		Basement for Six Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		

10	A/K18/296	Minor Relaxation of Building Height	1 Somerset Road	8.2.2013
		Restriction to Allow for One Storey of	. comerce read	0.2.2013
		Basement for Two Car Parking Spaces		*
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
11	A/K18/306	Minor Relaxation of Building Height	1 Somerset Road	8.11.2013
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed House Development		
12	A/K18/307	Minor Relaxation of Building Height	6 Devon Road	7.3.2014
		Restriction to Allow for One Storey of		A00.00 (A00.00)
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Uses		
13	A/K18/326	Proposed minor relaxation of Plot Ratio	147 Waterloo Road	3.8.2018
		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		
14	A.K18/331	Proposed minor relaxation of BH	7 Lincoln Road	13.9.2019
		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		
15	A//K18/342	Proposed Minor Relaxation of Building	14 Kent Road	4.3.2022
		Height Restriction to Allow for One		
		Storey of Basement for Permitted House		
		Use		

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

6.4 Environmental Benefit to the Area

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

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

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

6.5 No Adverse Visual Impact

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

6.6 No Adverse Traffic Impact

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



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

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

7. CONCLUSION

7.1 This planning application is to seek planning permission under Section 16 of Town Planning Ordinance for a minor relaxation of building height restriction to allow 1 storey at basement for car parking spaces and ancillary plant rooms in a residential house development at No. 5 Lincoln Road (NKIL 714) in Kowloon Tong, Kowloon.

7.2 The application is justified for the following reasons:

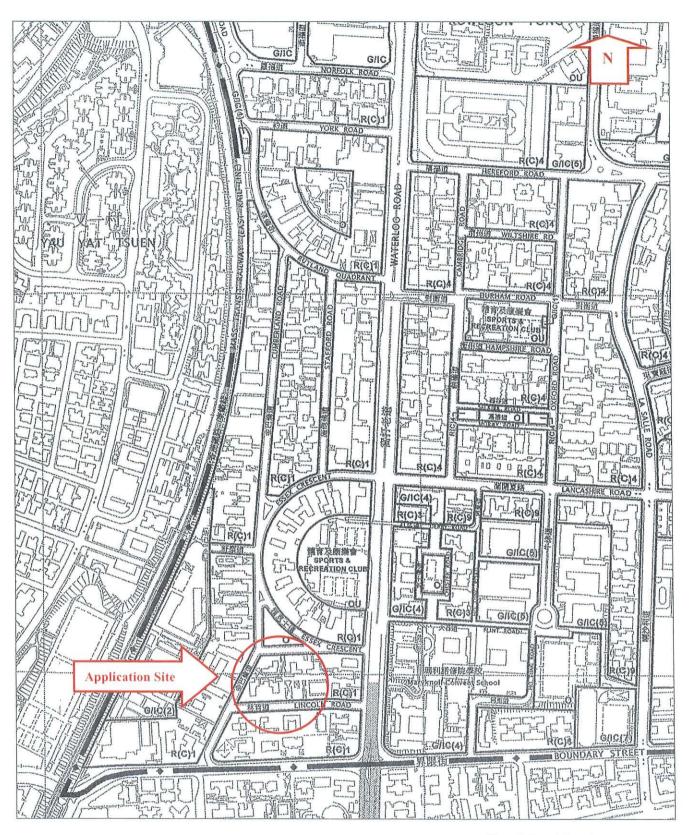
- in line with the planning intention of the "R(C)1" zone;
- compatibility with surrounding development;
- existence of planning permissions for similar applications;
- environmental benefit to the area;
- no adverse visual impact; and
- no adverse traffic impact.

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

-END-

APPENDIX 1

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



For Identification Only

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted

Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Flat

Government Use (Police Reporting Centre, Post Office only)

House

Utility Installation for Private Project

Ambulance Depot

Broadcasting, Television and/or Film Studio

Eating Place

Educational Institution

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hotel

Institutional Use (not elsewhere specified)

Library

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground Level

other than Entrances

Petrol Filling Station

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Recyclable Collection Centre

Religious Institution

Residential Institution

School

Shop and Services

Social Welfare Facility

Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

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

- (2) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) On land designated "R(C)1", based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

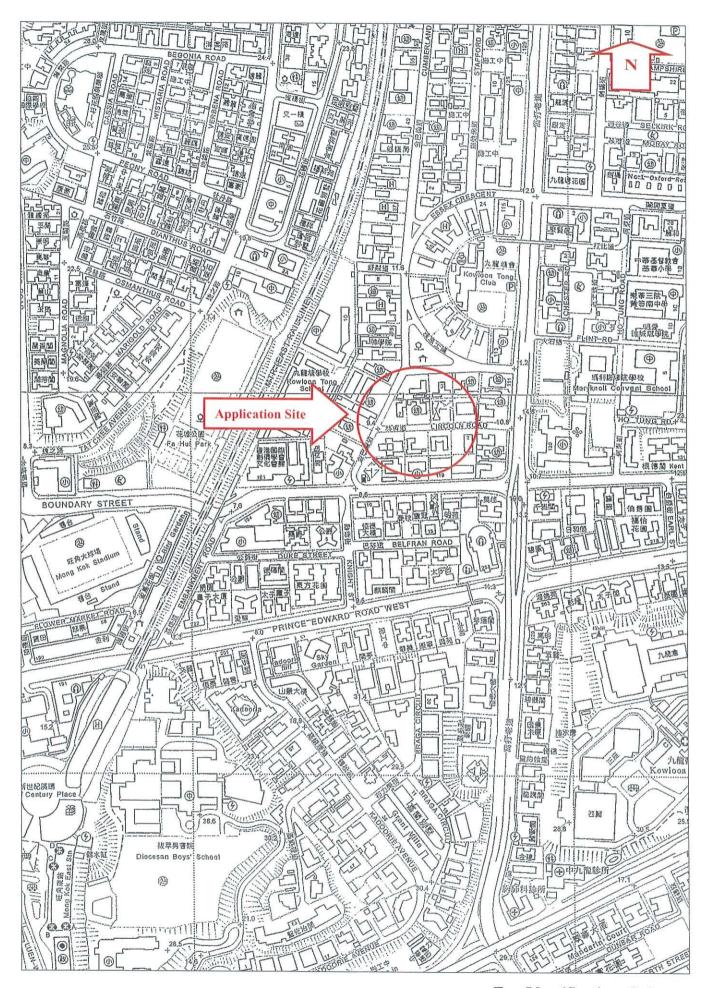
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RESIDENTIAL (GROUP C) (Cont'd)

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.
- 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.

Location Plan



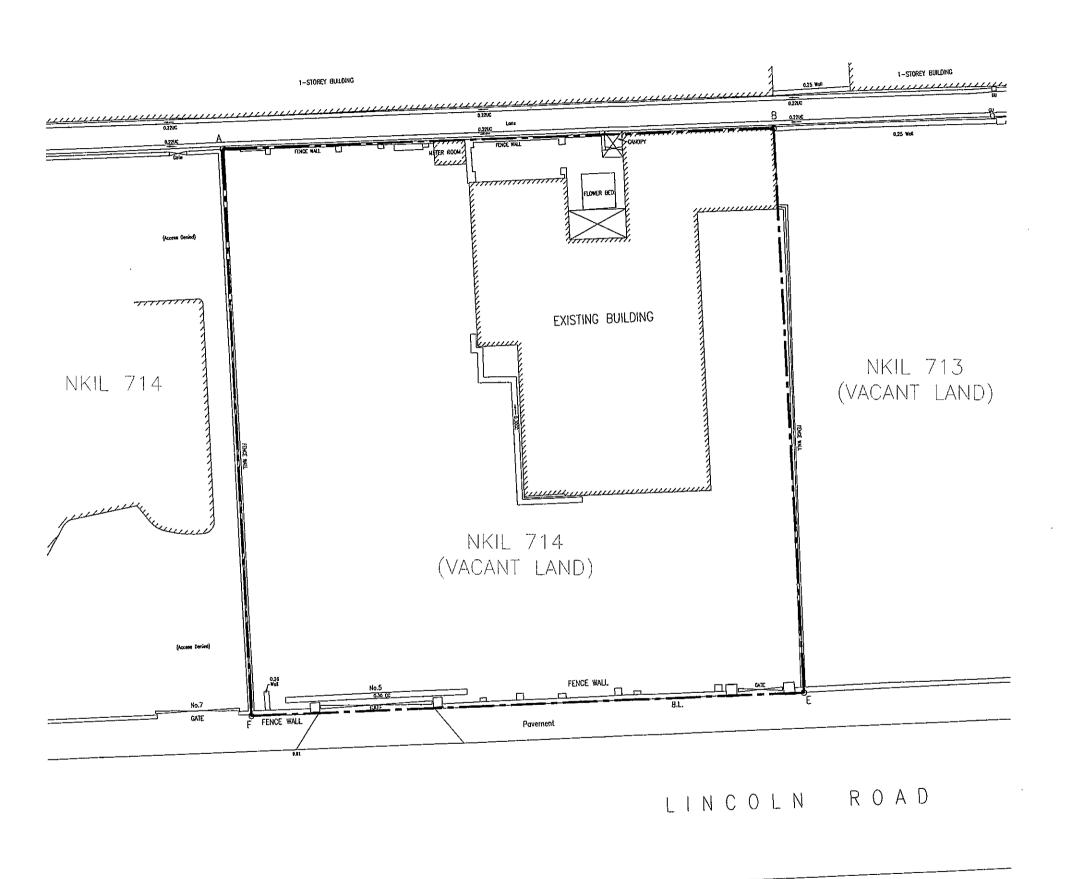
For Identification Only

Lot Index Plan



For Identification Only

Proposed Layout Plans



BD REF. FSD REF.

> REV. DESCRIPTION DATE 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG MHKIS, RPS(85) Authorized Person AP(S) 1/16

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

EXISTING TREE PLAN

DATE 13 MAR 2025 SCALE as shown

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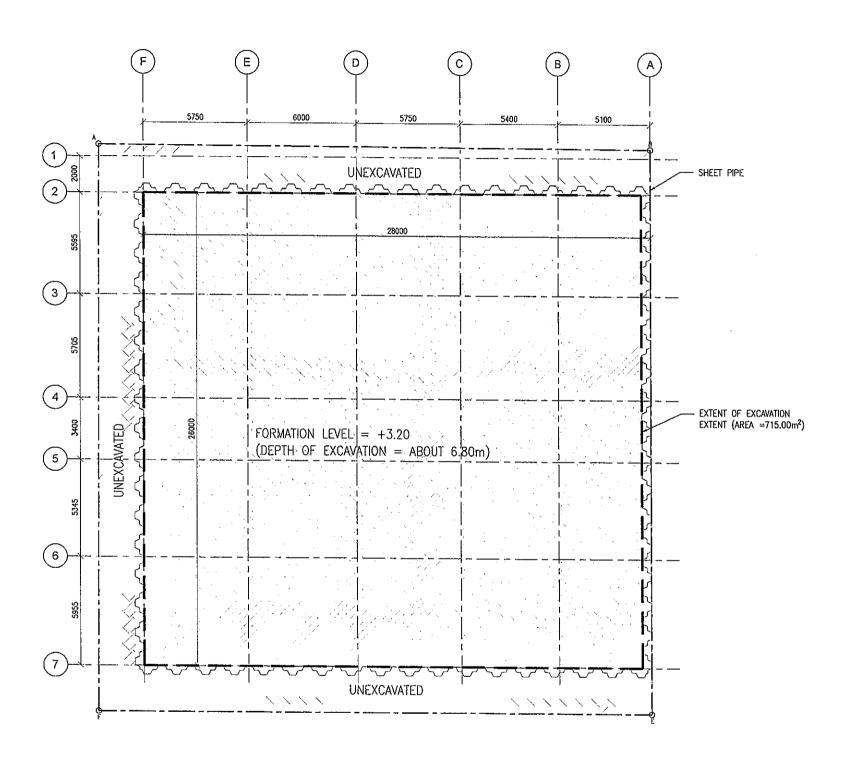
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NOTE

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PLAN FOR EXCAVATION EXTENT

SCALE: 1:100

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

BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

PLAN FOR EXCAVATION EXTENT

DATE SCALE

13 MAR 2025 AS SHOWN

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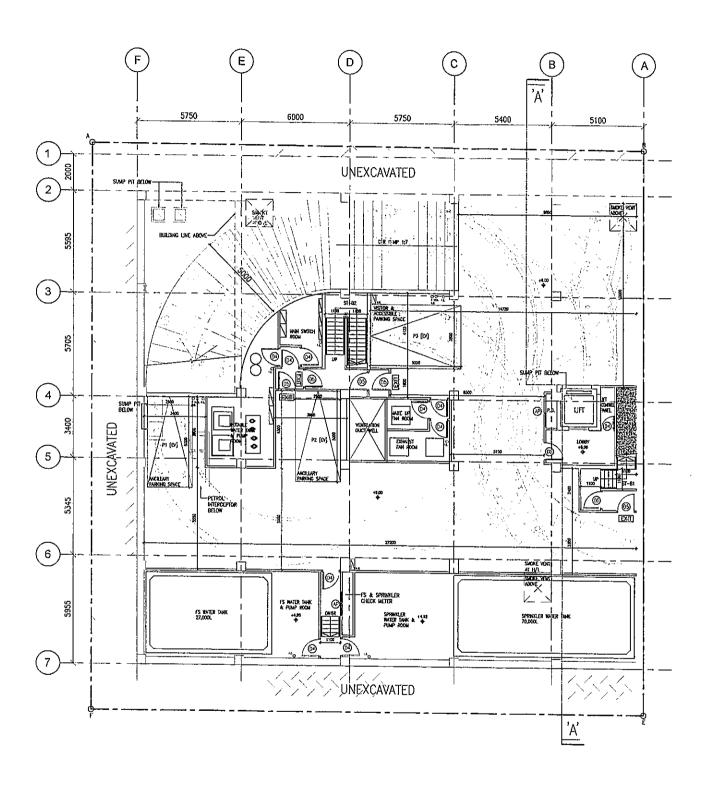
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BASEMENT FLOOR PLAN

SCALE: 1:100

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

BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

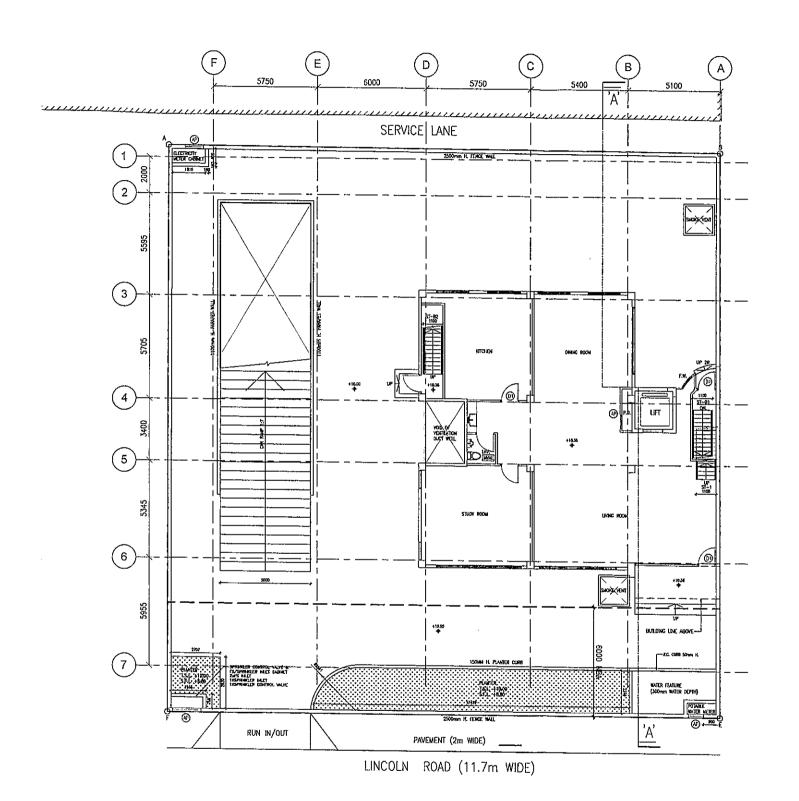
PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

DRAWING TITLE
BASEMENT FLOOR PLAN

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NOTE

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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 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, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

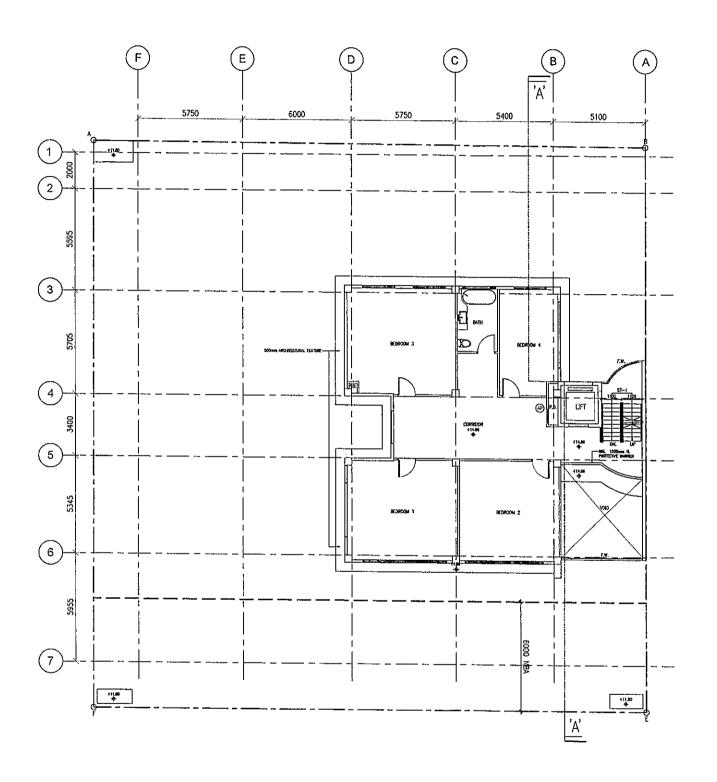
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GROUND FLOOR PLAN

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NOTE

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FIRST FLOOR PLAN

SCALE: 1:100

BD REF,

CLIENT(S)

REV. DESCRIPTION

1ST SUBMISSION

FSD REF.

DATE

13 MAR 2025

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, KWOLOON TONG, KOWLOON (N.K.L. 713)

DRAWING TITLE

FIRST FLOOR PLAN

DATE SCALE

13 MAR 2025 AS SHOWN

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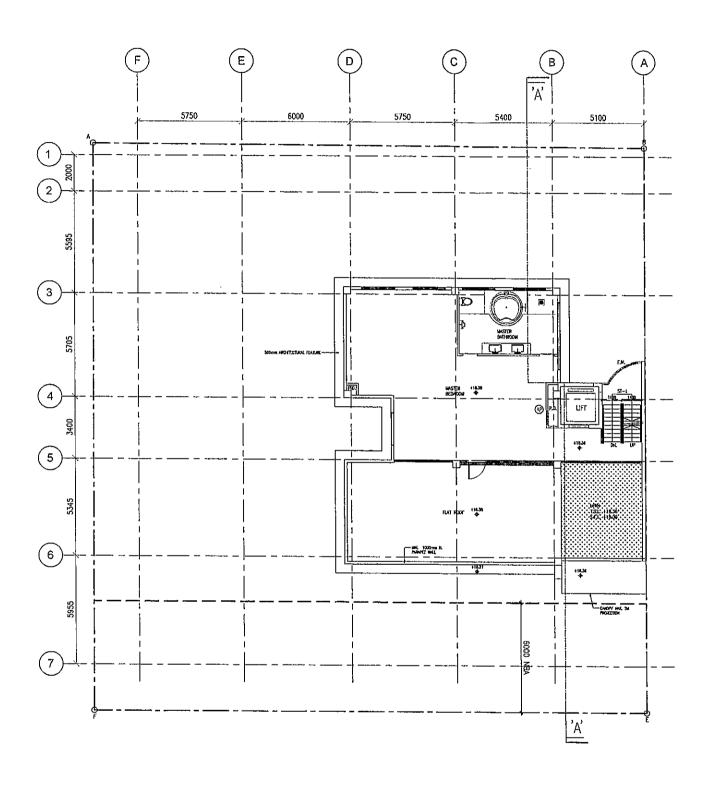
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NOTE

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



SECOND FLOOR PLAN

SCALE: 1:100

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

BD REF. FSD REF. REV. DESCRIPTION DATE 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, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

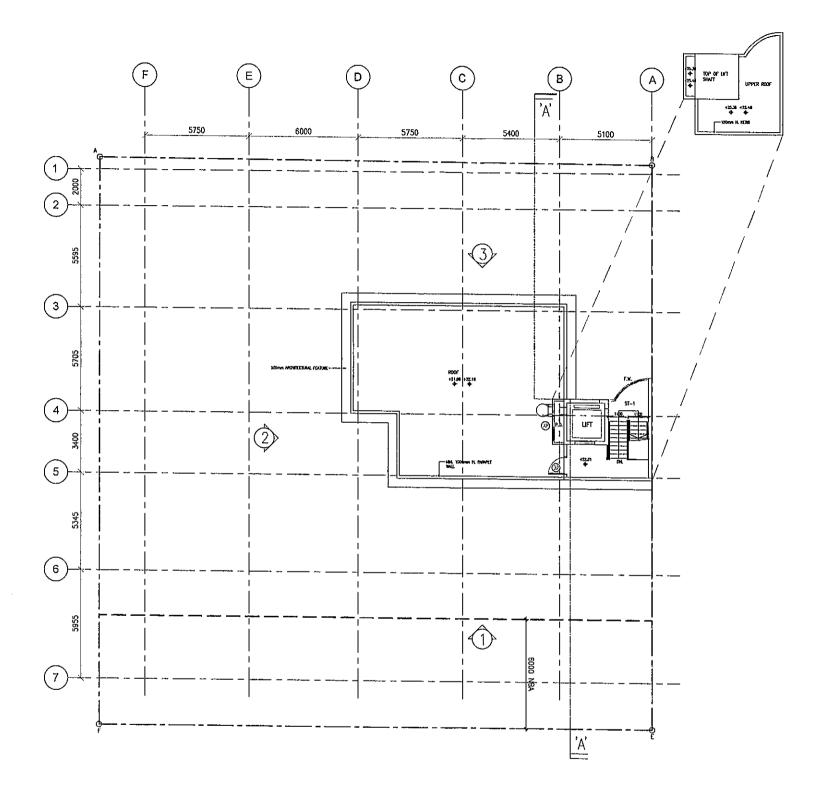
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SECOND FLOOR PLAN

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

NOTE

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ROOF AND TOP ROOF FLOOR PLAN SCALE: 1:100

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

BD REF. FSD REF. REV. DESCRIPTION 1ST SUBMISSION 13 MAR 2025 CLIENT(S) AUTHORIZED PERSON STRUCTURAL ENGINEER PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

DRAWING TITLE

ROOF AND TOP ROOF FLOOR PLAN

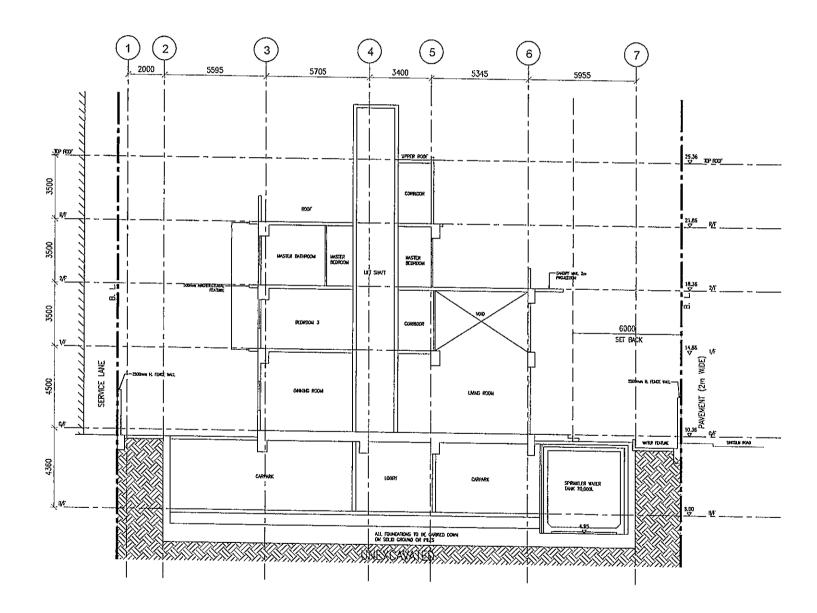
DATE SCALE AS SHOWN DRAWN CHECKED ML DWG. NO. REV. P--07

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.

SUE COMERAGE AND PLOT RATIO CALCULATION stie area Class of stie Building Heicht LDT AREA
 948.25m² ROOF LEVEL - GROUND FLOOR LEVEL - 674.95 m² - 557,02 / 948,25 - 0.587 < 3,3 NOEPENDENT STARCASE FOR EMERCENCY EXIT
 F.S.L. ELECTRICITY METER MOSK & POTABLE WATER METER = 21.97m² = 42.11m² TOTAL GFA = 557.02m² PERMITTED SITE COVERAGE

= 220.39 / 948.25 = 23.24% (PRO.) < 66.6% (PER.)



SECTION A-A SCALE: 1:100

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

REV. DESCRIPTION DATE 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, KWOLOON TONG, KOWLOON (N.K.I.L. 713) DRAWING TITLE CALCULATION & SECTION A-A DATE

BD REF.

FSD REF.

SCALE 13 MAR 2025 as shown DRAWN CHECKED ML DWG. NO. REV. P-08

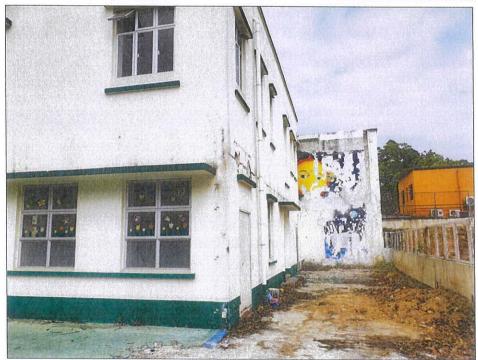
ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE, DO NOT ATTEMPT TO RE-SCALE DRAWING, ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND ADR ITS AFFILIATIONS.

Site Photos

Site Photos

Application Site





This document is record and formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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 <u>notice of application</u> 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<u>申請通知</u>,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

2500945 / by hand Form No. S16-1表格第S16-1 射

For Official Use Only	Application No. 申請編號	A/K18/350
請勿填寫此欄	Date Received 收到日期	- 2 JUN 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。
- 2. 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/),亦可向委員會秘書應(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 樓及新界沙田上禾崙路 1 號沙田政府合署 14 樓)索取。
- 3. 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 申讚人姓名/名稱

(□Mr. 先生 /□ Mrs. 夫人 /□ Miss 小姐 /□Ms. 女土 /□ 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(如邁用)

(□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)		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 徴	☑Site area 地盤面積 945.28 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 535.05 sq.m 平方米☑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 About 約

(d)	Name and number of the restautory 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「現行上地擁有人」				
The	applicant 申請人 —					
∡	is the sole "current land owner 是唯一的「現行土地擁有人」	#& (please proceed to Part 6 and attach documentary proof of ownership). #& (請繼續填寫第6部分,並夾附業權證明文件)。				
	is one of the "current land own 是其中一名「現行土地擁有」	rs" ^{# &} (please attach documentary proof of ownership). 」 ^{# &} (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」	a				
	The application site is entirely 申請地點完全位於政府土地	on Government land (please proceed to Part 6). (請繼續填寫第6部分)。				
5.	Statement on Owner's (就土地擁有人的同意	onsent/Notification /通知土地擁有人的陳述				
(a)	involves a total of	he Land Registry as at				
(b)	The applicant 申請人 -					
	• • • • • • • • • • • • • • • • • • • •	f"current land owner(s)" [#] .				
	已取得	. 名「現行土地擁有人」"的同意。				
	Details of consent of "c	arrent land owner(s)" botained 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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)					
1	(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名「現行土地擁有人」#。							
		Det	tails of the "cur	rent land owner(s)" # notified	已獲通知「現行土地擁有人」	的詳細資料			
	-	Lar	of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Registry where notifica	ses as shown in the record of the tion(s) has/have been given [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)			
٠	-	-							
	[Pica	se use separate s	heets if the space of any box above	e is insufficient,如上列任何方格的空	と間不足・諸另頁說明)			
E	Ī	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:							
	Ī	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 ^{&}							
	Ţ	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							
	i		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 ^{&}						
	İ			in a prominent position on or n(DD/MM/YYYY)&	ear application site/premises on				
			於	(日/月/年)在申請地	點/申請處所或附近的顯明位置	型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 ^{&}							
	9	Others 其他							
			others (please 其他(請指明	• • • • • • • • • • • • • • • • • • • •					
		-							
		_							
NT-4 1	λ // ~ '	:	ut mana than						
Ī	May : Infon applic	matic		ovided on the basis of each and	l every lot (if applicable) and prem	ises (if any) in respect of the			
註:	可在申請	多於人須	… 一個方格內加 就申請涉及的	上「 ノ 」號 毎一 <u>地段(倘適用)及處所(</u>	倘有)分別提供資料				

6.	Type(s)	of Application 申請類別
	Type (i) 第(i)頫	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
Ø	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
	Type (v) 第(v)頻	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註1	: 可在多於- 2: For Develop	more than one「✓」. 一個方格内加上「✓」號 ment involving columbarium use, please complete the table in the Appendix. 及 <u>籔灰安</u> 置所用途,請填妥於附件的表格。

(i): 31 For Type (i) applicati	on # 第 (i)				
(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	the use and gr	oss floor area)	nstitution or community f 設施,讀在圖則上顯示	•	etrate on plan and specify w楼面面積)
(c) Number of storeys involved 涉及層數			Number of units invo 涉及單位數目	olved	
	Domestic pa	rt 住用部分		sq.m 平方米	口About 約
(d) Proposed floor area 擬議樓面面積	Non-domest	ic part 非住用部	部分	sq.m 平方米	□About 約
	Total 總計		•••••	sq.m 平方米	□About 約
(e) Proposed uses of different	Floor(s) 棋層	Current u	se(s) 現時用途	Proposed	use(s) 擬議用途
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)					
			·	<u> </u>	

(ii) EVILYPE (ii) upplied	alion 供复(ii) 如中語
	□ Diversion of stream 河道改道
	□ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □About 約 Depth of filling 填塘深度 m 米 □About 約
(a) Operation involved 涉及工程	□ Filling of land 填土 Area of filling 填土面積sq.m 平方米 □About 約 Depth of filling 填土厚度m 米 □About 約
	□ Excavation of land 挖土 Area of excavation 挖土面積
(b) Intended use/development 有意進行的用途/發展	
(639) <u>જિલ્લ પ્રિયમ્ટ (639) લગા</u> છે.	eatlon III Mill (LIF)
	To public with installation // 田市举热的联盟
1	Public utility installation 公用事業設施裝置
	Utility installation for private project 私人發展計劃的公用設施裝置
•	
	□ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
(a) Nature and scale 性質及規模	Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 講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 Name/type of installation
	Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 講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 Name/type of installation
1 8 7	Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 講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 Name/type of installation

J * .

(iv) I	or Type (iv) applicat	tion #					
(a)]	Please specify the pro-	posed r	ninor relaxation of stated	development restriction(s) and al	so 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 <u>並其妥於第(v)部分的擬議用途/發展及發展細節</u> —						
,	的对于1分别处的X型自然的人为证的150X1区中区的1 <u>110000000000000000000000000000000000</u>						
	Plot ratio restriction 地積比率限制		From 由	10至			
	□ Gross floor area restriction 總樓面面積限制		From #sq. tn 3	平方米 to 至sq. m 平方米	*		
	Site coverage restriction 上蓋面積限制	11	From 由	% to 至%	į		
Ø	Building height restrict 建築物高度限制	ion		1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 storey	rs.層		
	Non-building area restr 非建築用地限制	iction	From 由	m to 至m			
	Others (please specify) 其他(誚註明)						
(y). <u>I</u>	or Type,(v), applicati	on #	10) : (III)				
	i	M]	NOR RELAXATIO	ON OF BUILDING	HEIGHT		
(a) Dra	oposed e(s)/development		RESTRICTION TO CONSTRUCT A CAR PARK AND AN				
use			ANCILLARY PLANT ROOM AT BASEMENT LEVEL FOR				
擬詞	義用途/發展		PERMITTED RESIDENTIAL DEVELOPMENT				
		(Please	e illustrate the details of the proposal on a layout plan 訪用平面固說明建說詳慣)				
(b) Day	rolannant Cabadal - XX			sai on a rayout plan 超升于回國政學及主義	F1)4)		
i	velopment Schedule 發展		مدر مراجع المعارض المع	535.05			
	posed gross floor area (G posed plot ratio 擬議地和		栽總 极面面積	Not more than 0.6	MAbout 約		
	posed site coverage 擬議		岩	777 71	□About約 ☑About約		
	posed no. of blocks 擬議		ж	23.31 %	EJA Dout #9		
Proposed no. of storeys of each block 每座建築物的擬議				4storeys 層			
			· · · · · · · · · · · · · · · · · · ·	☑ include 包括 1 storeys of basem	ents 層地庫		
				□ exclude 不包括storeys of bas			
Pro	posed building height of	each blo	ck 每座建築物的擬議高度	21.86 mPD 米(主水平基準上) 🗹 About 4/3		
	4 4	-			」 □About 約		

☑ Domestic part 住用部分								
GFA 總相	婁 面面積		535.05 sq. m 平方米	M About 約				
number o	of Units 單位數目		1					
average t	mit size 單位平均面	積	.5.35.05sq. m 平方米	✔□About 約				
estimated	l number of residents	估計住客數目	6					
☐ Non-domestic	part 非住用部分		GFA 總樓面面	禮				
eating pla	ace 食肆 and Shop	and Services	sq. m 平方米	□About 約				
□ hotel 酒店	苦		sq. m 平方米	□About 約				
			(please specify the number of rooms	3				
			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	5行業	sq. m 平方米	□About 約				
•								
Governm Governm	ent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land				
政府、梯	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 份			(please specify land area(s) 請註明	_				
private o	pen space 私人休憩	用地	sq. m 平方米 🛚 Not					
public op	pen space 公眾休憩戶	月地	sq. m 平方米 口 Not	less than 不少於				
(c) Use(s) of different	ent floors (if applicat	le) 各樓層的用途 (如	1適用)					
[Block number]	[Floor(s)]	·	[Proposed use(s)]					
[座數]	[層數]		[擬議用途]					
1	B/F	Con Doulsing Spa	oos / Dlant Dooms / Water Tayles					
1			***************************************					
******	G/F	Bedrooms	iving Room / Dining Room / Kitchen					
***************************************	1/F	Bedrooms / Flat	Roof					
	2/F R/F	******************						
R/F Flat Roof								
(d) Proposed use(s)	of uncovered area (i	fany) 露天地方(倘有	有)的擬議用途					
Garden			***************************************					

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	5/2029							

.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			ĺ					
.,,								
8. Vehicular Access Arra 擬議發展計劃的行	_	t of the Development Proposal 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	 ✓ There is an existing access. (please indicate the street na appropriate) 有一條現有車路。(請註明車路名稱(如適用)) LINCOLN ROAD □ There is a proposed access. (please illustrate on plan and specific 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 						
	No否		··					
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	✓ (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 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					
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)						
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?		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)						
	No否							

9. Impacts of De	velopme	at Proposal 擬議發展計畫	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。							
	Yes是	□ Please provide details 請提信	共詳情				
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?		l .	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	14014) (014) 040 040 040 070 070 070 070 070 070 070			
	No否	Ø					
	Yes 是	(Please indicate on site plan the bound		ticulars of stream diversion,			
		the extent of filling of land/pond(s) and					
Does the development		(請用地盤平面圖顯示有關土地/池	糖界線,以及河道改道、填塘、填土	及/或挖土的細節及/或範			
proposal involve the		風)					
operation on the		☐ Diversion of stream 河道改	(道				
right? 擬議發展是否涉及							
古列的工程?		☐ Filling of pond 填塘	sq.m 平方米 [□Ahout 1/51			
(Note: where Type (ii)	!			□About 約			
application is the		Depin of minig 填油床浸					
subject of application,		□ Filling of land 填土					
please skip this	ĺ		sq.m 平方米 「				
section. 註: 如申請涉及第		Depth of filling 填土厚度		□About 約			
(ii)類申請,請跳至下		▼Excavation of land 挖土					
一條問題。)		Area of excavation 挖土面	積715 sq.m 平方米 「	✓About ﷺ			
		Denth of excavation 接十%	深度 6.8 m 米	ZAbout 約			
		_ PLEASE REFER TO DW	G. NO. P-02 OF APPENDI	X 4 OF PLANNING			
	No否	STATEMENT					
	On envi	onment 對環境	Yes 會 □	No 不會 🖸			
	1	c 對交通	Yes 會 □	No 不會 ☑			
		r supply 對供水	Yes 會 □ Yes 會 □	No 不會 🗹 No 不會 🗹			
		nage 對排水 es 對斜坡	Yes 會 🗌	No 不會 ☑			
		l by slopes 受斜坡影響	Yes 會 🗌	No 不會 ☑			
		pe Impact 構成景觀影響	Yes 會 □	No 不會 🗹			
		ling 砍伐樹木	Yes 會 🗌	No 不會 🗹			
		mpact 構成視覺影響	Yes 會 □	No 不會 ☑			
Would the	Others (Please Specify)其他(請列明)	Yes 會 □	No 不會 🗹			
development							
proposal cause any							
adverse impacts?		state measure(s) to minimise the in	mpact(s). For tree felling, pl	ease state the number,			
擬議發展計劃會否	diamete	r at breast height and species of the a	ffected trees (if possible)	·			
造成不良影響?	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場	收目、及胸高度的樹幹			
	直徑及	品種(倘可)					

			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
			**************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	1		••••••				

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
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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ژ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	Applicant 申請人 /☑ Authorised Agent 獲授權代理人		
ANSON LEE	TOWN PLANNER		
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)		
	□ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 /		
on behalf of LANBASE SURVEYORS LIMITED 宏代表 Company 公司 / Organisation Name and Ch	0311		
Date 日期 - 2 MAY 2025 (D	D/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,就逭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。

- 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:如發展涉及蓋灰安置所用途,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(符售)
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 (譜列明類別)
Number. of niches (sold and fully occupied)
Proposed operating hours 擬議營運時間
 ② Ash interment capacity in relation to a columbarium means — 就鑑灰安置所而言,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 在該鎮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. 在該骨板安置所內,總共開多可安的多小份骨板。

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 Of	ficial Use Only) (誚勿	填寫此欄)			
Location/address 位置/地址	NO. 3	LINCOLN ROA	D, KOWLO	ON TONG, I	KOWLOO	N (NKIL 713)
Site area 地盤面積			945.28		sq. m	平方米 🗹 About 約
产以投入 国1月	(include	es Government land	of包括政府:	土地	sq. m	平方米 口 About 約)
Plan 適則	APPI S/K1		OON TONG	OUTLINE	ZONIN	G PLAN (OZP) NO.
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 are and/or plot rat			sq.1	n 平方米		Plot Ratio 地積比率
總樓面面積及 地積比率		Domestic 住用	535.05	☑ About 約 □ Not more 不多於		□About 約 ☑Not more than 不多於
		Non-domestic 非住用		□ About 約 □ Not more 不多於		□About 約 □Not more than 不多於
(ii) No. of blocks 憶數		Domestic 住用		1		
		Non-domestic 非住用				
		Composite 綜合用途				

/***	72 111 I 11/0T	T-5		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米□ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
			4	Storeys(s) 層 ☑ (Not more than 不多於)
				ide 包括/□ Exclude 不包括 □ Carport 停車間 ☑ Basement 地庫 □ Refuge Floor /方火層 □ Podium 平台)
		Non-domestic 非住用		m 米 □ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
				Storeys(s) 層 □ (Not more than 不多於)
			(□Incl	ude 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite 綜合用途		m 米 □ (Not more than 不多於)
				mPD 米(主水平基準上) □ (Not more than 不多於)
				Storeys(s) 層 □ (Not more than 不多於)
			(□Incl	ude 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		23.31	☑ 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	□ Not less than 不少於
		Public 公眾	sq.m 平方米	□ Not less than 不少於

· ··>	NT. Computation		
(vii)	No. of parking	Total no. of vehicle parking spaces 停車位總數	3
unloadi 停車位	spaces and loading / unloading spaces 停車位及上落客貨		
		Private Car Parking Spaces 私家車車位	2
		Motorcycle Parking Spaces 電單車車位	
	車位數目	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)	1
1		Accessible Visitor Car Parking Space	1
}			
		Total no. of vehicle loading/unloading bays/lay-bys	
		上落客貨車位/停車處總數	
		Taxi Spaces 的土車位	
		Coach Spaces 旅遊巴車位	
1		Light Goods Vehicle Spaces 輕型貨車車位	
1			
1		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)	
			ļ.
L			1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 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		₹ Z
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 橄視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon		Ø
Tong Outline Zoning Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\mathbf{Z}
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「レ」. 註:可在多於一個方格內加上「レ」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. 注: 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。

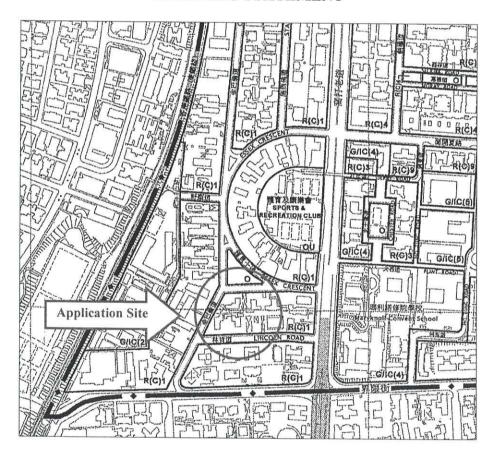
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Planning Application under Section 16 of the Town Planning Ordinance (Cap.131)

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

Appendix 1	Extract of Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21 dated 15 December 2017 and the Relevant Notes
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 681.78m^2 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 Room 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	1 (3.5m x 5m)
Space	

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		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

LANBASE

2	A/K18/237	Minor Relaxation of Building Height	121 Roundary Street	19.5.2006
-	11110/25/	Restriction to Allow for One Storey of	50	19.5.2006
		Basement for Ancillary Plant Room Use		*
		in a Proposed Residential Development		
3	A/K18/263	Minor Relaxation of Building Height	7 Devon Road	7.8.2009
	11/11/0/203	Restriction to Allow for One Storey of		7.8.2009
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
4	A/K18/275		4.04.00 1.0 1	10.11.0010
1	A/K16/2/3	Minor Relaxation of Building Height		12.11.2010
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
-	A /X 10/07/	Proposed Residential Development		400000
5	A/K18/276	Minor Relaxation of Building Height	6 Lincoln Road	28.1.2011
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
6	A/K18/282	Minor Relaxation of Building Height		1.4.2011
		Restriction to Allow for One Storey of		
		Basement for Six Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
7	A/K18/283	Minor Relaxation of Building Height	8 York Road	15.4.2011
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
8	A/K18/285	Minor Relaxation of Building Height	7 Kent Road	5.8.2011
		Restriction to Allow for One Storey of		
		Basement for Six Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
9	A/K18/286	Minor Relaxation of Building Height	3 Kent Road	5.8.2011
		Restriction to Allow for One Storey of		5.0.2011
		Basement for Six Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
		1 Toposed Residential Development		

10	A/K18/296	Minor Relaxation of Building Height	1 Somerset Road	8.2.2013
	10/10/270	Restriction to Allow for One Storey of		8.2.2013
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed Residential Development		
11	A/K18/306			
11	A/K18/300	Minor Relaxation of Building Height	1 Somerset Road	8.11.2013
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Use in a		
		Proposed House Development		
12	A/K18/307	Minor Relaxation of Building Height	6 Devon Road	7.3.2014
		Restriction to Allow for One Storey of		
		Basement for Two Car Parking Spaces		
		and Ancillary Plant Room Uses		
13	A/K18/326	Proposed minor relaxation of Plot Ratio	147 Waterloo Road	3.8.2018
		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		£
14	A.K18/331	Proposed minor relaxation of BH	7 Lincoln Road	13.9.2019
		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		
15	A//K18/342	Proposed Minor Relaxation of Building	14 Kent Road	4.3.2022
		Height Restriction to Allow for One		1.0.2022
		Storey of Basement for Permitted House		
		1 2		
		Use		

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

6.4 Environmental Benefit to the Area

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

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

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

6.5 No Adverse Visual Impact

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

6.6 No Adverse Traffic Impact

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



single-family residential unit, the demand for HGV, MGV or LGV is negligible and the vehicle larger than private cars shall be arriving upon arrangement (e.g. specific time and good estimation of staying time). Nevertheless, it is possible to arrange a temporary loading/unloading space about $3.5m(w) \times 7m(L)$ 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.

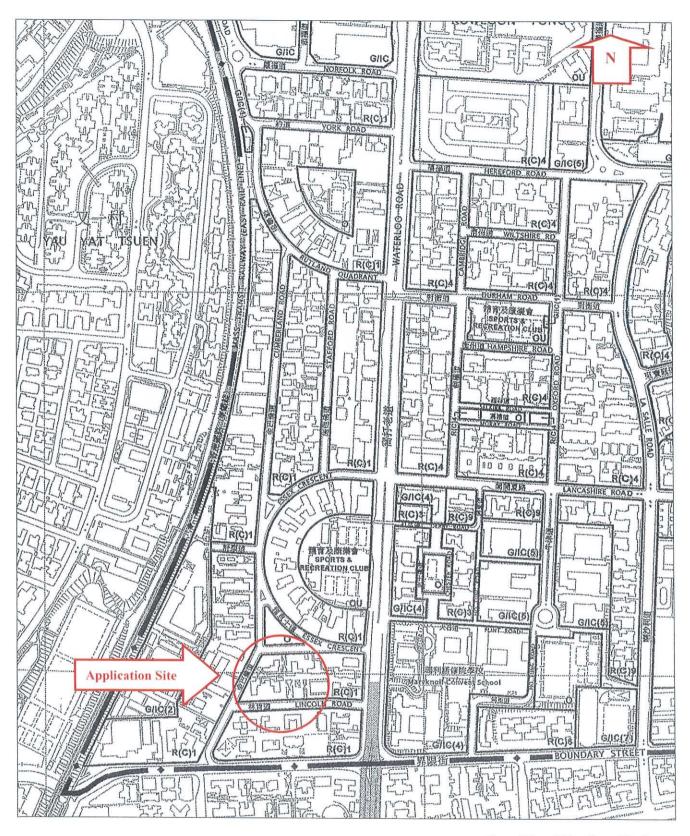
7.2 The application is justified for the following reasons:

- 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-

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	Column 2
	Uses that may be permitted with or
Oses atways permitted	
	to the Town Flanning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	without conditions on application to the Town Planning Board 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)

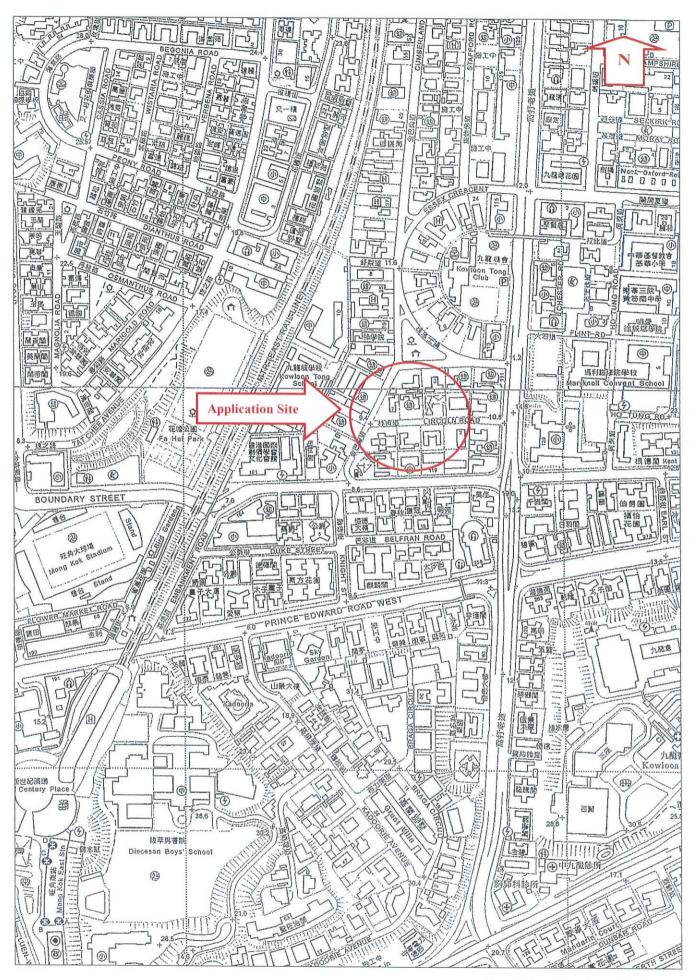
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RESIDENTIAL (GROUP C) (Cont'd)

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.

Location Plan



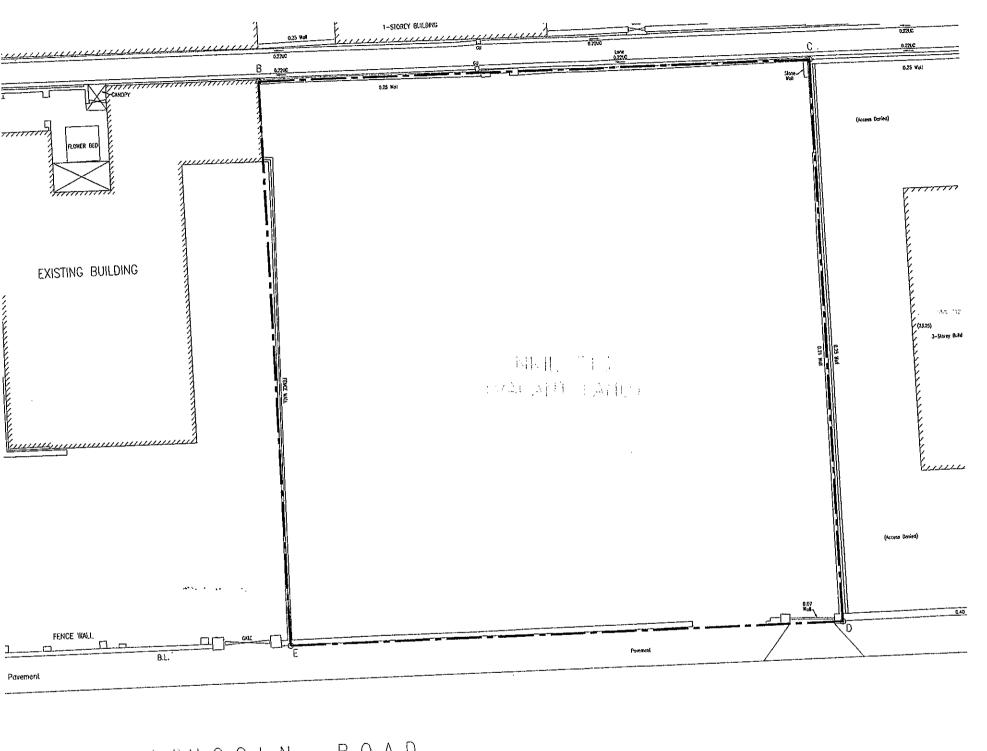
For Identification Only

Lot Index Plan



For Identification Only

Proposed Layout Plans



LINCOLN ROAD

BD REF. FSD REF.

REV. DESCRIPTION DATE IST SUBMISSION 27 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE EXISTING TREE PLAN

DATE 27 MAR 2025

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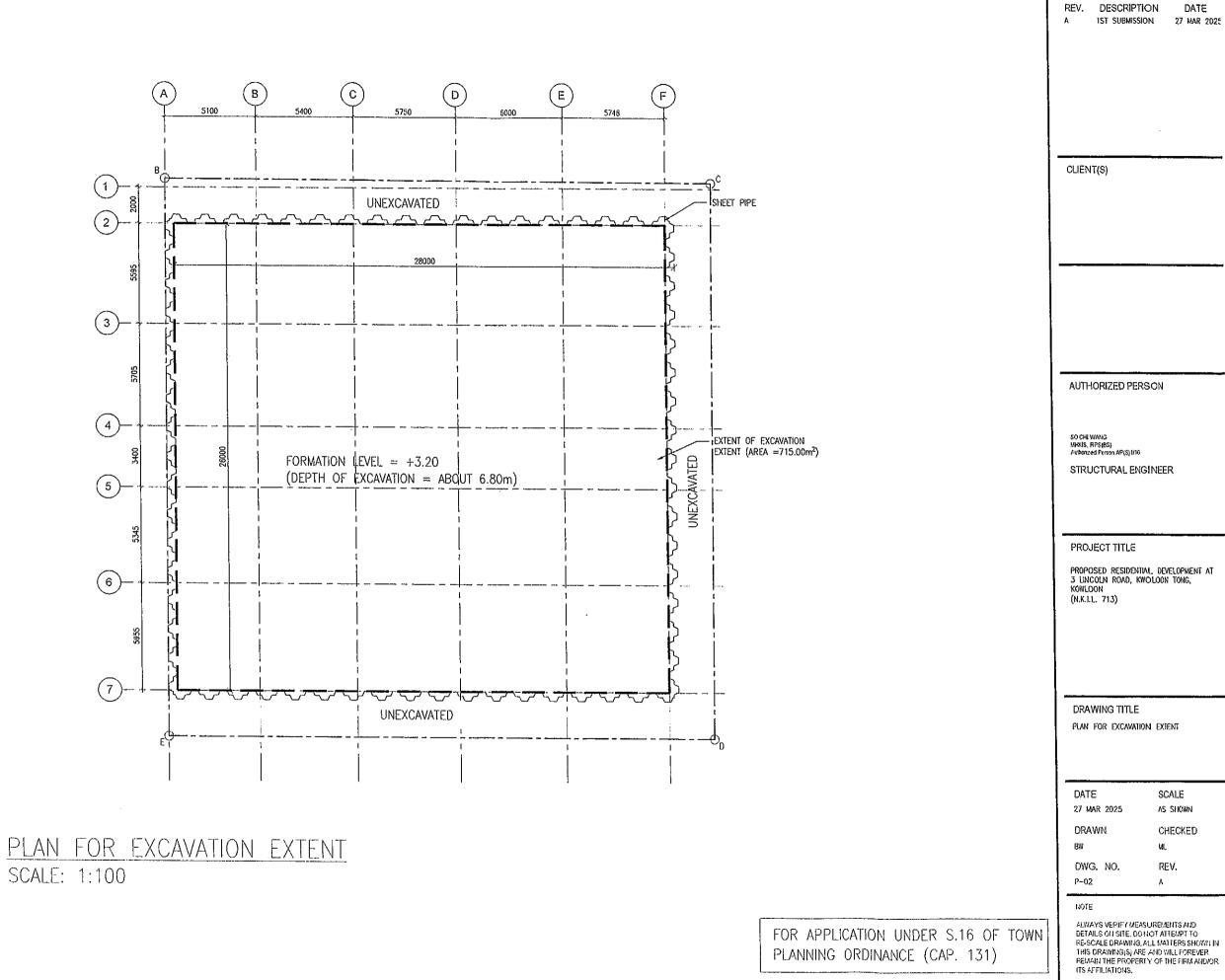
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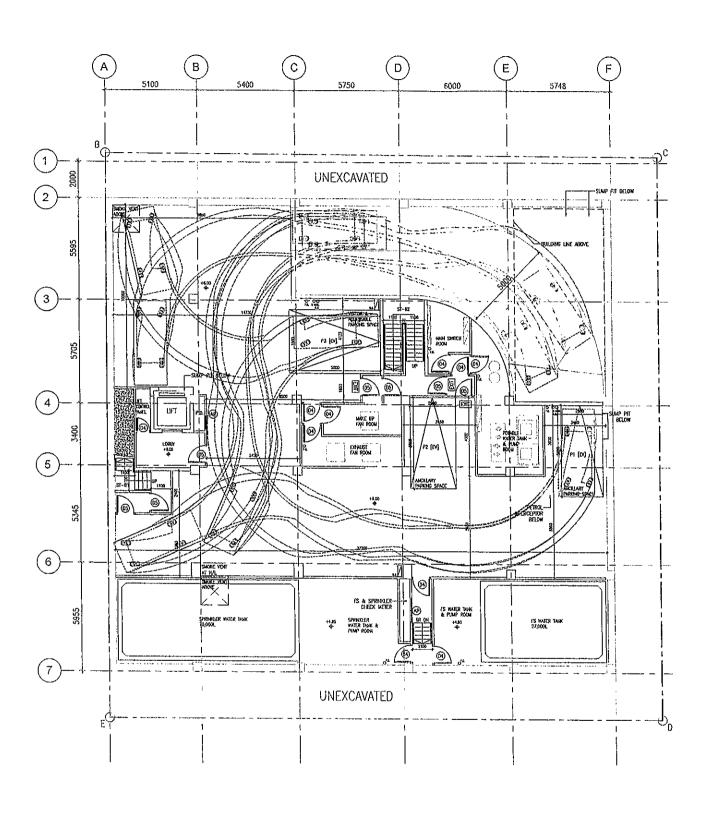


PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.LL. 713) CHECKED

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FSD REF.

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



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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

BASEMENT FLOOR PLAN

DATE SCALE
27 MAR 2025 AS SHOWN

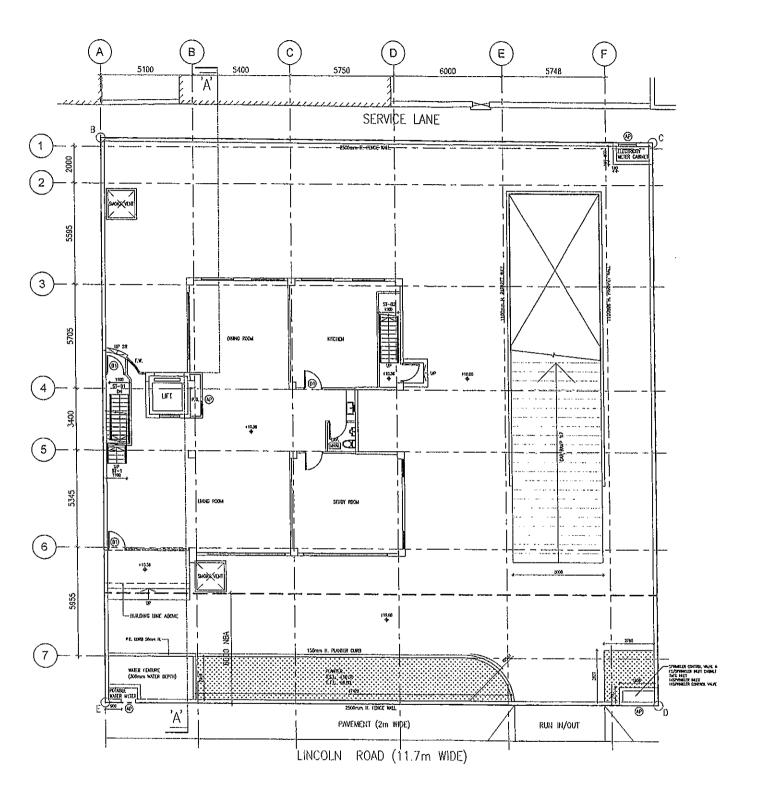
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GROUND FLOOR PLAN

SCALE: 1:100

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

BD REF. FSD REF. REV. DESCRIPTION DATE 1ST SUBMISSION 27 MAR 2025 CLIENT(S) AUTHORIZED PERSON SO CHI WANG MHKIS, RPS(BS) Authorized Person AP(S)1/18 STRUCTURAL ENGINEER PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT AT 3 LINCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.I.L. 713) DRAWING TITLE GROUND FLOOR PLAN DATE SCALE 27 MAR 2025 AS SHOWN

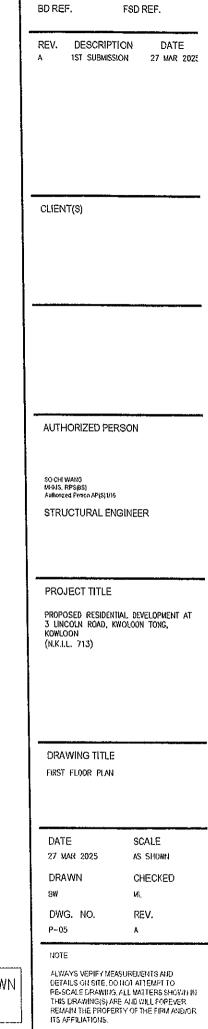
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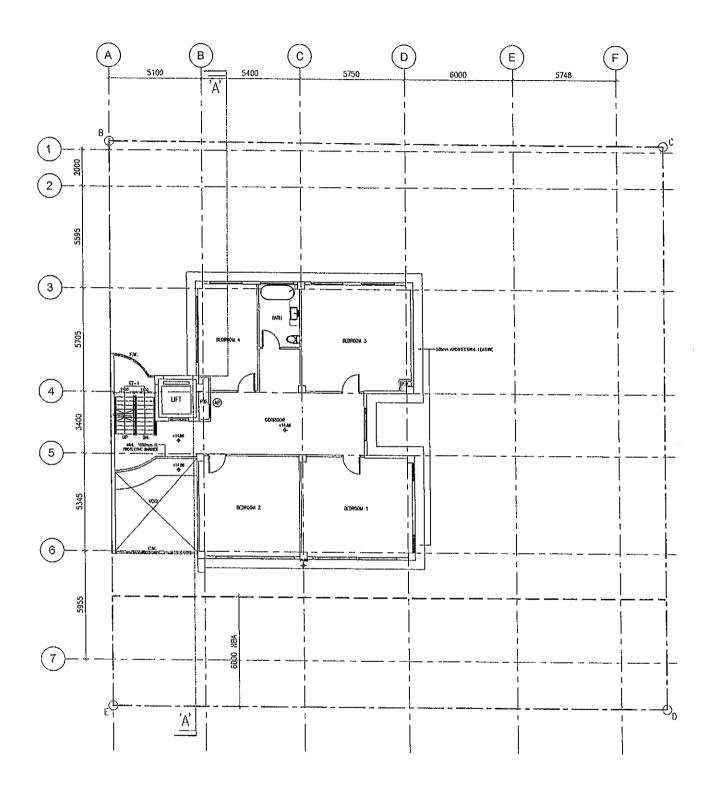
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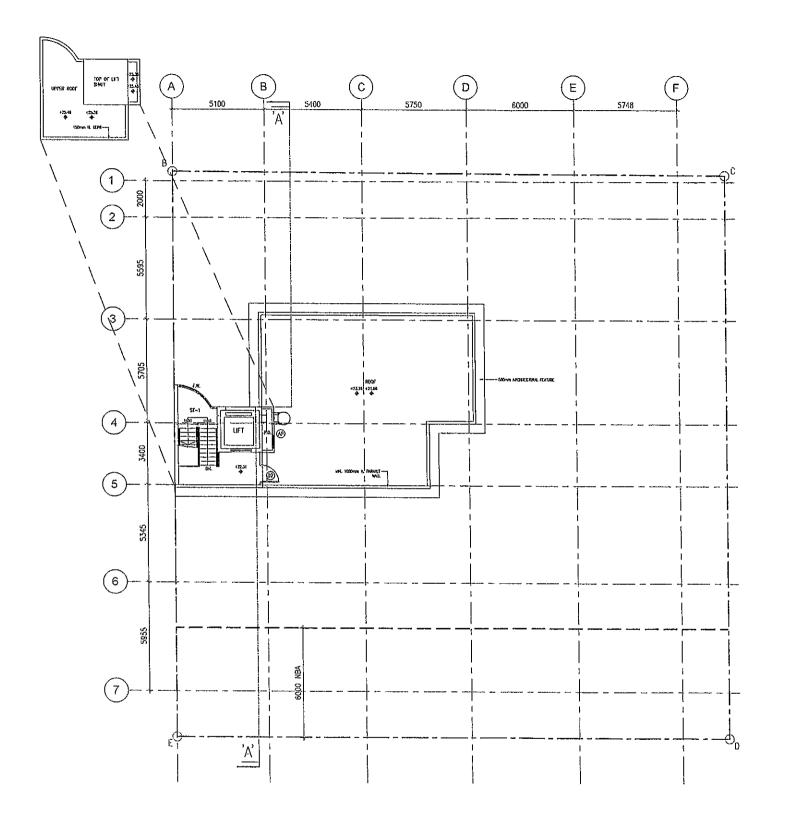




FIRST FLOOR PLAN

SCALE: 1:100

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



ROOF AND TOP ROOF FLOOR PLAN

SCALE: 1:100

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SITE COVERAGE AND PLUT RATIO CALCULATION

SITE AREA = 945.28 m³

= ROOF LEVEL - GROUND FLOOR LEVEL BUILDING HEIGHT

- 0.566

= 23.31% (PRO.) < 68.6% (PER.)

PROPOSED PLOT RATIO = 535.05 / 945.28

GROUND FLOOR = 206.93m²
FIRST FLOOR = 199.76m²
SECOND FLOOR = 128.36m²
ROOF =

TOTAL GFA = 535.05m²

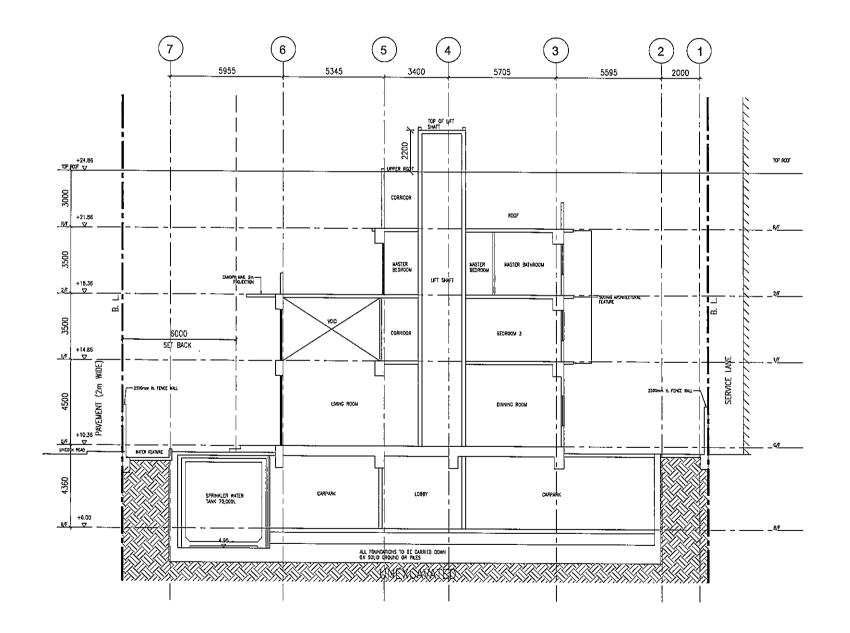
PERMITTED SITE COVERAGE = 66.6%
PROPOSED SITE COVERAGE = 220.39 / 945.28

AREA OF GFA CONCESSION

BASEMENT:

1. CARPARK AREA
2. ESSENTIAL PLANTS
3. INDEPENDENT STARCASES
4. LIFT SHAFT, SMOKE LOBBY, PIPE DUCT & LIFT CONTROL PANEL TOTAL BASEMENT AREA 1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT
2. F.S.I., POTABLE WATER METER & ELECTRICITY METER CABINET = 13.45 m² = 8.67 m²

1/8: 1. YOD = 21.97m² = 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 1ST SUBMISSION 27 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, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

DRAWING TITLE

CALCULATION & SECTION A-A

DATE SCALE 27 MAR 2025 AS SHOWN

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DWG. NO. REV.

P-08

NOTE

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Α

Site Photos

Site Photos

Application Site







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/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



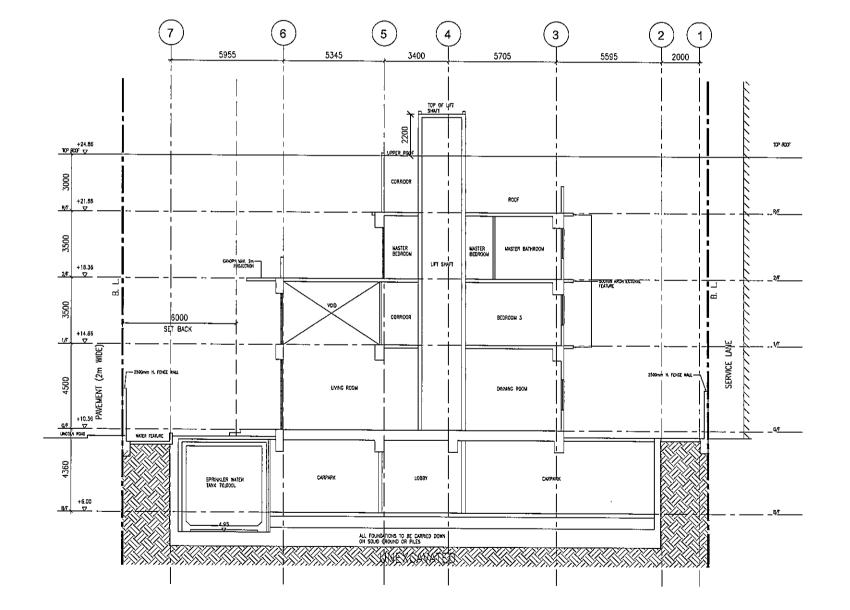
ISO 9001 : 2015 Certificate No.: CC 1687 (Valuation & Land Administration)



SITE COVERAGE AND PLOT RATIO CALCULATION AREA OF GEA CONCESSION SITE AREA = 945.28 m² = ROOF LEVEL - GROUND FLOOR LEVEL BUILDING HEIGHT = 21.86 - 10 a 11,86m TOTAL BASEMENT AREA PROPOSED PLOT RATIO = 535.05 / 945.28 = 0.566 INDEPENDENT STARCASE FOR EMERGENCY EXIT
 F.S.I., POTABLE WATER METER & ELECTRICITY METER CABINET 206.93m² 199.76m² 128.36m² = 21.97m² = 42.10m³ TOTAL GFA = 535.05m²

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

PERMITTED SITE COVERAGE = 66.5%
PROPOSED SITE COVERAGE = 220.39 / 945.28



SECTION A-A SCALE: 1:100

CALCULATION & SECTION A-A DATE 27 MAR 2025 DRAWN P-08 NOTE FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)

BD REF. FSD REF. REV. DESCRIPTION DATE 1ST SUBMISSION 27 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, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

DRAWING TITLE

SCALE AS SHOWN

CHECKED

DWG. NO.

REV.

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 Ic of MPC Paper No. A/K18/349 & 350

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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 Let No. 714)

(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

LAMBASE SURVEYORS LIMITED

Anson Lee

Encl. RK/AL

c.c.

DPO/Kln

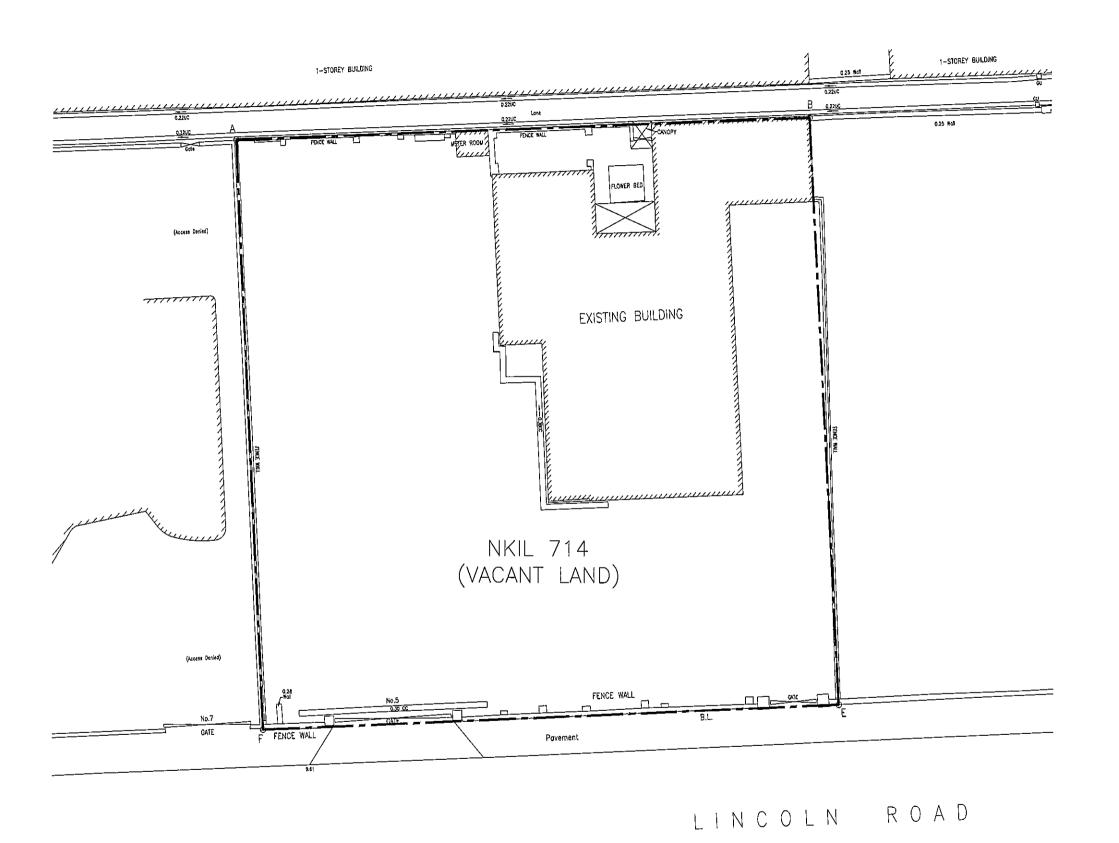
(Attn.: Mr. Ryan Kwok

Email)



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





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, KWOLOON TONG, KOWLOON (N.K.I.L. 713)

DRAWING TITLE

EXISTING TREE PLAN

DATE

SCALE 2025 AS SHOWN

13 MAR 2025

DRAWN CHECKED

₿₩

DWG. NO.

P-01

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,

REV.

SITE_COYERAGE AND PLOT RATIO CALCULATION

SITE AREA

CLASS OF SITE = 948.25m²

BUILDING HEIGHT = A

ROOF LEVEL = GROUND FLOOR LEVEL

21.85 - 10

11.86m

PROPOSLO PLOT RATIO = 557.02 / 948.25

0.587

AREA OF GFA CONCESSION

BASELINT:

1. CASPINK AREA
1. CESCHINIA PRAITS
2. SECHINIA PRAITS
3. INDEPENDENT STARCASES
4 LET SHAP1, SMOKE LOBBY, PIPE DUCT & LIFT CONTROL PANEL

1. TOTAL BASELINT AREA

G/F:
2. FS.1, ELECTRICITY METER KIOSK & POTABLE WATER METER

7. FS.1, VOID

2. FS.1, VOID

4. 21.97m²

TOTAL

TOTAL

433.30 m²
155.12 m²
155.12 m²
155.12 m²
156.13 m²
157.17 m²
1. VOID

4. 21.97m²

TOTAL

TOTAL

4. 23.30 m²
157.21 m²

PERMITTED SITE COVERAGE = 68.8X
PROPOSED SITE COVERAGE = 220.39 / 945.23
- 23.24% (PRO.) < 66.6% (PER.)

5 MASTER BEDROOM MASTER BEDROOM LIĘT SHÆT BEDROOM 3 SET BACK DINNING ROOM WATER PENTURE 1.08BY ALL FOUNDATIONS TO BE CARRED DOWN ON SOUID GROUND OR PILES

SECTION A-A SCALE: 1:100

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 3 LINCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.I.L. 713) DRAWING TITLE CALCULATION & SECTION A-A DATE SCALE 13 MAR 2025 AS SHOWN DRAWN CHECKED

BD REF.

REV. DESCRIPTION

1ST SUBMISSION

FSD REF.

DATE

P-08

DWG. NO.

REV.

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.



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/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)





Appendix Id of MPC Paper No. A/K18/349 & 350

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Tel: (852) 2301 1869 Fax: (852) 2739 1913

香港九龍尖沙咀漆咸道南9號均輝大廈9樓

量

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

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

師

E-mail: info@lanbase.com.hk

行

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)







For Official Use Only	Application No. 申讀編號	
請勿填寫此欄	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 機城市規劃委員會(下稱「委員會」)秘書收。
- 2. 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 Sheumg Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單限,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(香港上角渣華道 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 樓及新界沙田上禾盎路 1 號沙田政府合署 14 樓)索取。
- 3. 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察取。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 /ゼ 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(如邁用)

(□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)		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	□Site area 地盤面積 948.25 sq.m 平方米□About 約 □Gross floor area 總樓面面積 540.41 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面稅(倘有)	NIL sq.m 平方米 ☑About 約

	Kor Type (iv): applicat	ion #					
	Please specify the pro-	posed 1	ninor relaxation of stated	development restriction(s) and al	so 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 <u>並填妥於第(v)部分的變議用途/發展及發展細節</u> –						
	TINTEST SEX						
	Plot ratio restriction 地積比率限制		From 由	to至			
	Gross floor area restrict 總樓面面積限制	tion	From 由sq. m	平方米 to 至sq. m 平方米	(
	Site coverage restriction 上蓋面積限制	n	From 由	% to 室%			
Z	Building height restrict 建築物高度限制	ion	From 由r	n 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 store	ys 曆		
	Non-building area restr 非建築用地限制	iction	From 由	.m to 至m			
_	Others (please specify)						
-	其他(請註明)				********		
			***************************************	***************************************			
General State	AND						
(v);	For Type (v) applicati	on #	第(1) 類目書				
		M	NOR RELAXATION (OF BUILDING HEIGHT			
	_		ESTRICTION FOR PERMITTED RESIDENTIAL				
	oposed e(s)/development		EVELOPMENT				
	議用途/發展		A ATAMAY A				
		(Please	illustrate the details of the prope	osal on a layout plan 請用平面固說明建議	举 个		
(b) D	evelopment Schedule 發展		manual in ability of the prope	and our a mileon brong bill in the the last state of the mileon of the m			
1			<u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>	540.41	San com		
	oposed gross floor area (C oposed plot ratio 擬議地和	-	競総使田田 徴	540.41 sq.m 平方米 Not more than 0.6	☑About 約 □About 約		
ŀ	oposed site coverage 擬諦	•	曫	24.03 %	☑About 約		
	oposed no. of blocks 擬議		^	1	□1100ac #3		
l .	•		k 每座建築物的擬議層數	4 storeys 層			
	•			图 include 包括 1 storeys of basen	ients 屬地庫		
				□ exclude 不包括storeys of bas	ements 層地庫		
Pi	oposed building height of	each blo	ck 每座建築物的擬議高度	21.86 mPD 米(主水平基準上	:) 🗹 About 4/7		
			a managed to an a phenometric grade	m 米			

☑ Domestic part	住用部分							
GFA 總相			540.41sq. m 平方米	M About 約				
number o	of Units 單位数目							
average ı	mit size 單位平均面	i 稜	.5.40.4.1sq. m 平方米	√ □About 約				
estimated	l number of resident	s 估計住客數目	, , 6					
☐ Non-domestic	part 非住用部分		GFA 總樓面面	五種				
eating plo	ace 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 room	s				
			講註明房間數目)					
☐ office辦	公室		sq. m 平方米	□About 約				
	services 商店及服务	务行業	sq. m 平方米	□About 約				
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		• • • • • • • • • • • • • • • • • • • •	-				
Governm	ent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land				
	, b構或社區設施	•	area(s)/GFA(s) 請註明用途及有關					
2014 0.			樓面面積)					
			••1)(***********************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
other(s)	其 他		(please specify the use(s) and concerned land					
			area(s)/GFA(s) 講註明用途及有關的地面面積/總					
			楼面面横)					
			150 100 100 100					

☐ Open space (/	、 類甲地		(please specify land area(s) 諧註明	(地面面積)				
	pen space 私人休憩	用地	sq. m 平方米 口 Not					
_ •	pen space 公眾休憩		sq. m 平方米 口 Not					
		···· · · · · · · · · · · · · · · · · ·		123,				
	, , , , , , , , , , , , , , , , , , , 	ole) 各樓層的用途 (如遼	·					
[Block number]	[Floor(s)]		[Proposed use(s)]					
[座數]	[層數]		[擬議用途]					
1	B/F	Car Parking Space	s / Plant Rooms / Water Tanks					
***************************************	G/F		ing Room / Dining Room / Kitchen					
	1/F	Bedrooms						
	2/F	Bedrooms / Flat R						
*****************	R/F	Flat Roof						
	111111111111111111							
1 ' ' '		ifany) 露天地方(倘有)						
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) 擬談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					
İ					
.,	••••	***************************************			

8. Vehicular Access Arra 擬議發展計劃的行	_	t of the Development Proposal 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	 ✓ There is an existing access. (please indicate the street in appropriate) 有一條現有車路。(請註明車路名稱(如適用)) LINCOLN ROAD □ There is a proposed access. (please illustrate on plan and special parameters) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 	ify the width)		
	No 否				
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	☑ (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 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>3</u>		
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬談用途提供上落客負車位?	Yes是	☑ (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) Private Car Loading/Unloading Space	1		
	No否				

9. Impacts of De	velopme	nt 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,謂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? 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 Yes 是	Please provide details 請 ✓ (Please indicate on site plan the both the extent of filling of land/pond(s) (請用地銀平面圖顯示有關土地/匣) □ Diversion of stream 河汶□ Filling of pond 填塘 Area of filling 填塘面积 Depth of filling 填塘面积 Depth of filling 填土面积 Depth of filling 填土区	提供詳情 bundary of concerned land/pond(s), and p) and/or excavation of land) /池塘界線,以及河道改道、填塘、填。 i 改道 sq.m 平方米 cm 米 cm 代 689.211 sq.m 平方米	articulars of stream diversion, 上及/或挖土的細節及/或範 □About 約 □About 約 □About 約			
	No否	PLEASE REFER TO I	土深度 6.8 # 米 DWG. NO. P-02 OF APPEND				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On envir On traffic On water On drain On slope Affected Landscar Tree Fell Visual In Others (I	STATEMENT onment 對環境 對交通 supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 be Impact 構成景觀影響 ing 砍伐樹木 mpact 構成視覺影響 Please Specify) 其他 (請列明) ate measure(s) to minimise the at breast height and species of th 量減少影響的措施。如涉及砍豬(倘可)	Yes 會 口 Yes 自 Yes 內 Yes 自 Yes 內 Y	數目、及胸高度的樹幹 			

Gist of Applica	tion 耳	申請摘要				
(Please provide deta consultees, uploaded available at the Pland (調 <u>盡量</u> 以英文及中 下載及於規劃署規	l to the I ning Enqu 文填寫。 別資料查	Town Planning Boar piry Counters of the ,此部分將會發送了 詢處供一般參閱。	rd's Website for Planning Depart P相關諮詢人士)	browsing and free ment for general info	downloading b ormation,)	y the public and
Application No. 申請編號	(For Of	icial Use Only) (請勿	7項寫此欄)			
Location/address 位置/地址	NO. 5	LINCOLN ROA	AD, KOWLOC	ON TONG, KOWI	LOON (NKI	L 714)
Site area			948.25	S	q.m 平方米	Z About 約
地盤面積	(include	es Government land	of包括政府土	:地 s	sq. m 平方米	□ About 約)
Plan 圖則	APPI S/K1		OON TONG	OUTLINE ZOI	NING PLA	N (OZP) NO.
Zoning 地帶	"RESIDENTIAL (GROUP C)(1)"				_	
甲請用蒁/贺茂		NOR RELAXAT RMITTED RESI		LDING HEIGHT EVELOPMENT	RESTRICTI	ON FOR
(i) Gross floor ar			sq.m	平方米	Plot Rat	io 地積比率
and/or plot rat 總樓面面積及 地積比率	10 b/或	Domestic 住用	540.41	☑ About 約 □ Not more than 不多於	0.6	□About 約 ☑Not more than 不多於
		Non-domestic 非住用		□ About 約 □ Not more than 不多於		□About 約 □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				<u>, </u>

(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) 口 (Not more than 不多於)
			Storeys(s) 層 【(Not more than 不多於)
			4 (MInclude 包括□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火屬 □ Podium 平台)
		Composite 綜合用途	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 口 (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		24.03 亚 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 口 Not less than 不少於
		Public 公眾	sq.m 平方米 口 Not less than 不少於

(vii)	No. of parking spaces and loading/	Total no. of vehicle parking spaces 停車位總數	4
	unloading spaces	Private Car Parking Spaces 私家車車位	3
	停車位及上落客貨 車位數目	Motorcycle Parking Spaces 電單車車位	
	中山数日	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
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 中型貨車位	
		Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	
		Private Car Loading/Unloading Space	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及論圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		Z
Block plan(s) 模字位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 徽視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon		Z
Tong Outline Zoning Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\mathbf{Z}
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(諧註明)		
	•	
Note: May insert more than one 「レ」、註:可在多於一個方格內加上「レ」號		

Response-to-Comments

	Departmental Comments	Responses
	DPO/KIn, Planning Department (PlanD)	
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.	submission should be 728m² instead of 674.94m²
		242.074m ² of ancillary plant rooms, 129.821m ² of ramp, 33.471m ² lift and circulation space and 1.3m ² of pipe duct.
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	greenery ratio (about 194.661m²) provided in the

proposed open landscaped area was included in the Proposal at Appendix 3. planning statement. Please elaborate. Please also provide a landscape design proposal demonstrate the landscape treatment and greenery ratio for our assessment.

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 carparks and plant rooms NOT in the basement) to justify the necessity of the proposed basement.

The proposed minor relaxation of BHR can improve air ventilation and amenity in the area due to the followings:

- (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.

Please see the Alternative Scheme (without basement) at **Appendix 2** for showing the difference below:

- (a) The landscape area would reduce from 194.661m² to 64.127m².
- (b) The ancillary plant rooms would have to be provided at roof level and there would be more bulky building design.
- (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.

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.

5. Please provide planning and design merits to justify the proposed relaxation of BHR.

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:

Providing Better Streetscape / Good Quality Street
Level Public Urban Space

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 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.

Providing Separation Between Buildings to Enhance Air and Visual Permeability

- 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.

Innovative Building Design

- 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 neighbourhood as part of the Kowloon Tong Garden Estate (KTGE). Provision of At-grade Planting 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. Provision of Rainwater Recycling Plant Room development includes The proposed rainwater recycling plant room for compliance with Sustainable Building Design Guidelines. Landscape Unit, Planning Department (PlanD) General Comments 1. According to the aerial image of Geographical Noted. 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.

	Detail Comments	
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.	However, two new trees are proposed in the
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.	1200mm) would be provided for at-grade tree planting. Please also see the Landscape Proposal at
	Advisory Remarks to the Applicant	
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.
	Transport Department (TD)	
	Please find below comments on the subject application from traffic engineering perspective:	Avenue
(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.

(iii)	parking spaces, 1 no. of visitor PC parking space, and 1 no. of GV loading/unloading bay according to HKPSG should be provided. The applicant shall provide swept path analysis on the parking spaces and loading and unloading bay.	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. Please see the revised Proposed Layout Plans at Appendix 1.			
	Environmental Protection Department (EPD)				
(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.	chimney within 200m from the site. The buf distance requirements for vehicular and chimn demissions stipulated under the Hong Ko			
(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.	notes, such as ProPECC PN 2/96 Control of Air			
(b)	On noise, 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.				

_		
(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.	
	Architectural Services Department (ArchSD)	
(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.	
(2)	We understand that Planning Department will consider the application holistically and take into account comments / advice from relevant parties / departments / bureaus in relation to the planning intention for the final ruling.	
	The Geotechnical Engineering Office (GEO) of	- And Andrews Andrews
	Civil Engineering and Development Department (GEO, CEDD)	
(1)	The Geotechnical Engineering Office (GEO) has no adverse geotechnical comment on the application.	Noted.
	Buildings Department (BD)	
	No objection to the application	
(a)	All building works are subject to compliance with the Buildings Ordinance (BO).	Noted.
		<u> </u>

(1.5	G., J., T., J. 13.1	NT . 1
(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.	
(c)	Detailed comments under the BO on individual sites	Noted.
	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.	
(d)	GFA concessions for the proposed basement carpark	Noted.
	would be considered subject to compliance with the	
	relevant criteria under PNAP APP-2.	
(e)	GFA concessions for the proposed basement for	Noted.
	ancillary plant rooms and access staircase may be	
	favourably considered at building plan submission	
	stage.	:
(f)	According to the general building plan approved on 23	Noted.
	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.	
	Fire Services Department (FSD)	
1.	Please be informed that I have no specific comment on	Noted.
	the captioned work subject to water supplies for	
	firefighting and fire service installations being provided	
	to the satisfaction of the Director of Fire Services.	
2.	Detailed fire services requirements will be formulated	Noted.
<u> </u>	The state of the s	

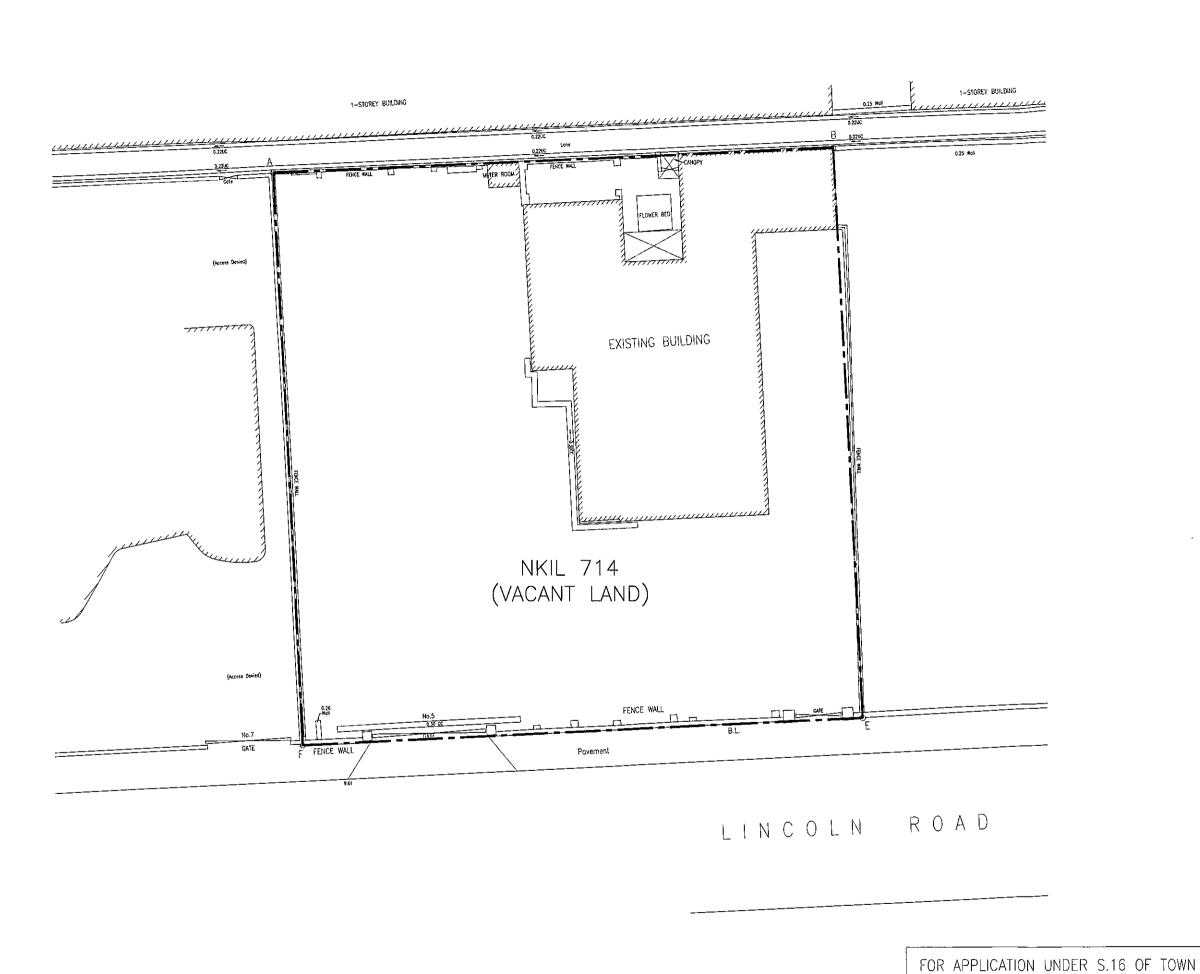
	upon receipt of formal submission of general building plans.	
3.	Furthermore, the EVA provision in the captioned work	Noted.
	shall comply with the standard as stipulated in Section	
	6, Part D of the Code of Practice for Fire Safety in	
	Buildings 2011, which is administered by the Buildings	
	Department.	

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)			



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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

BLOCK PLAN

DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED
BW ML

DWG. NO. P-01

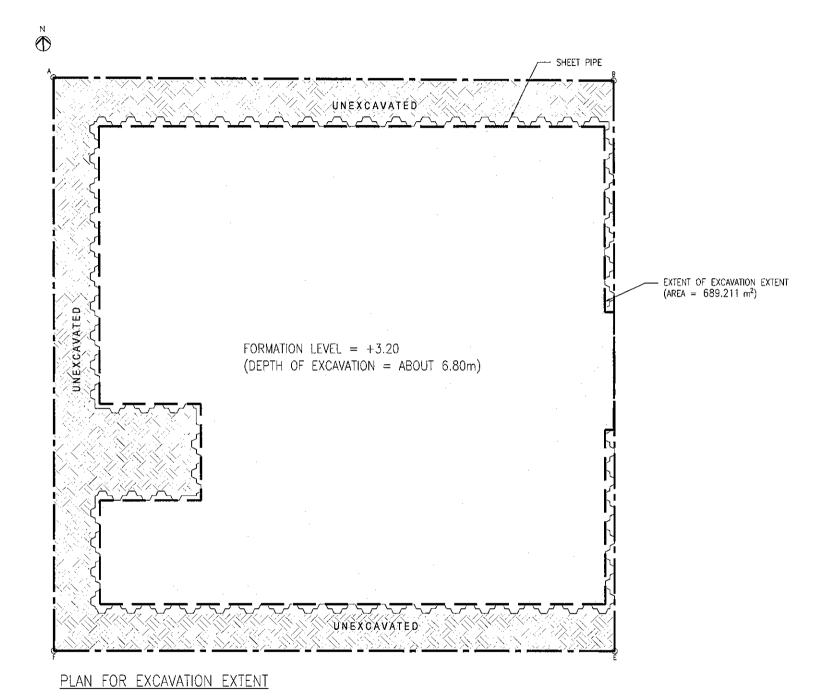
Α

NOTE

PLANNING ORDINANCE (CAP. 131)

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.

REV.



BD REF. FSD REF.

REV. DESCRIPTION DATE

1ST SUBMISSION

13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

PLAN FOR EXCAVATION EXTENT

DATE 13 MAR 2025

AS SHOWN

SCALE

CHECKED

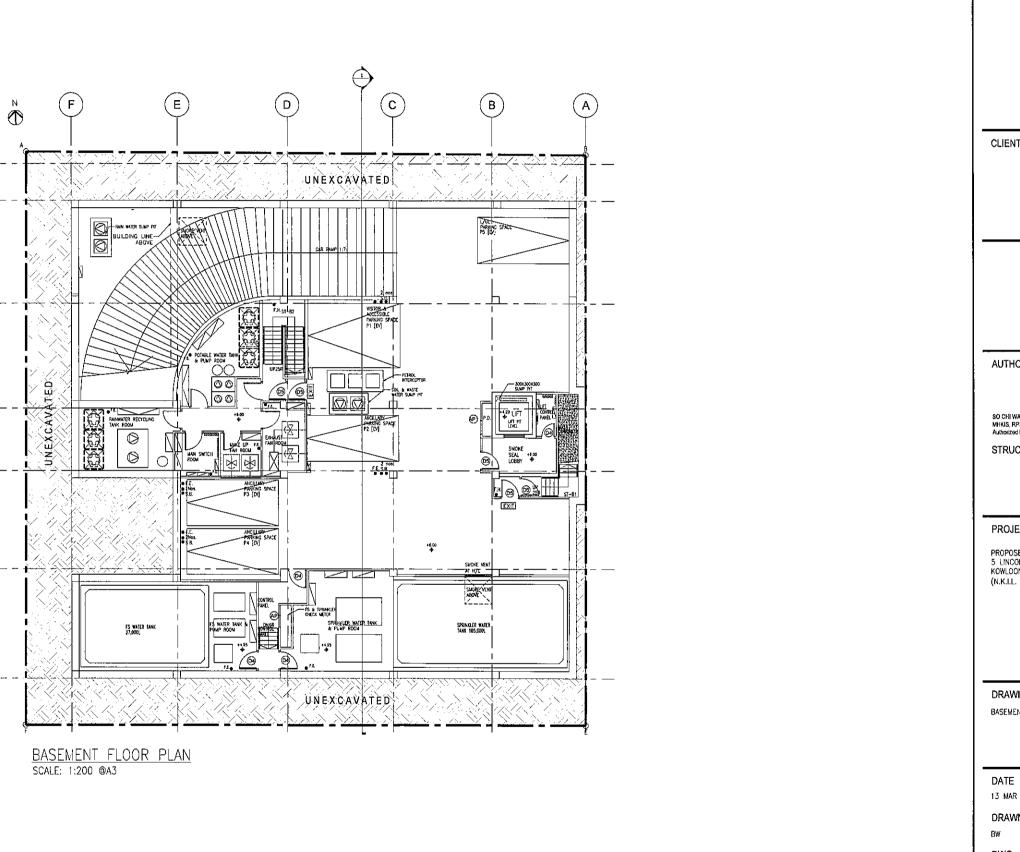
DRAWN BW

DWG. NO. REV.

P-02 NOTE

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

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



(2)

3

BD REF. FSD REF. REV. DESCRIPTION

13 MAR 2025

1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

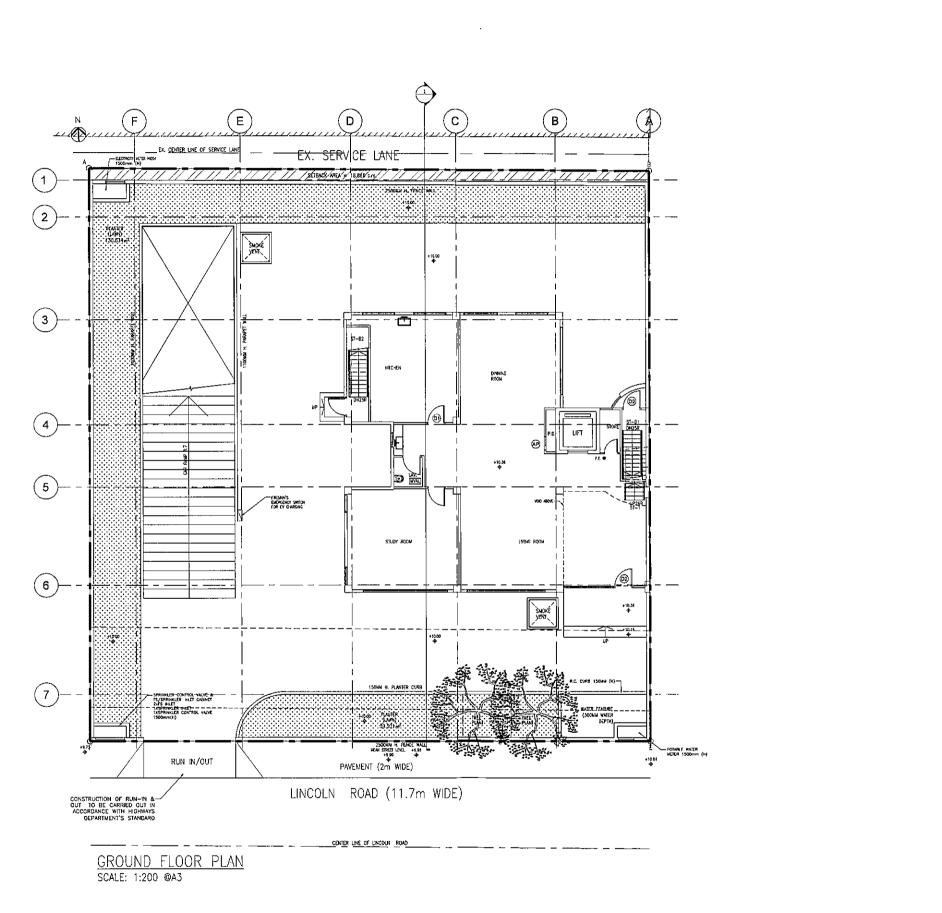
BASEMENT FLOOR PLAN

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

FOR APPLICATION UNDER S.16 OF TOWN

PLANNING ORDINANCE (CAP. 131)

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.



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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

GROUND FLOOR

DATE 13 MAR 2025 DRAWN

BW

DWG. NO. REV. P-04 A

SCALE

AS SHOWN

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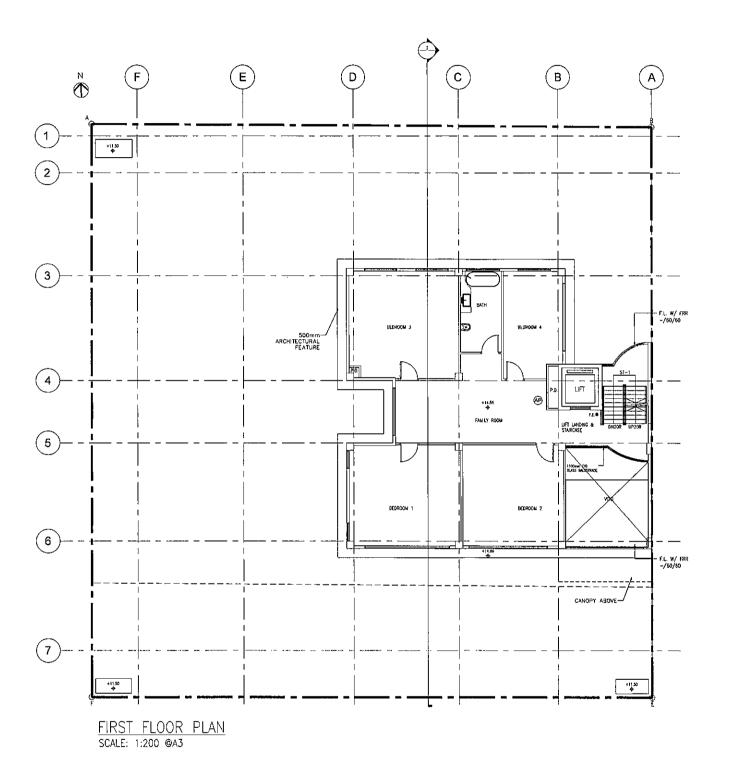
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NOTE

FOR APPLICATION UNDER S.16 OF TOWN

PLANNING ORDINANCE (CAP. 131)

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.



BD REF.

FSD REF.

DATE

REV. DESCRIPTION
A 1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.J.L. 714)

DRAWING TITLE

FIRST FLOOR PLAN

DATE 13 MAR 2025 SCALE AS SHOWN

DRAWN BW

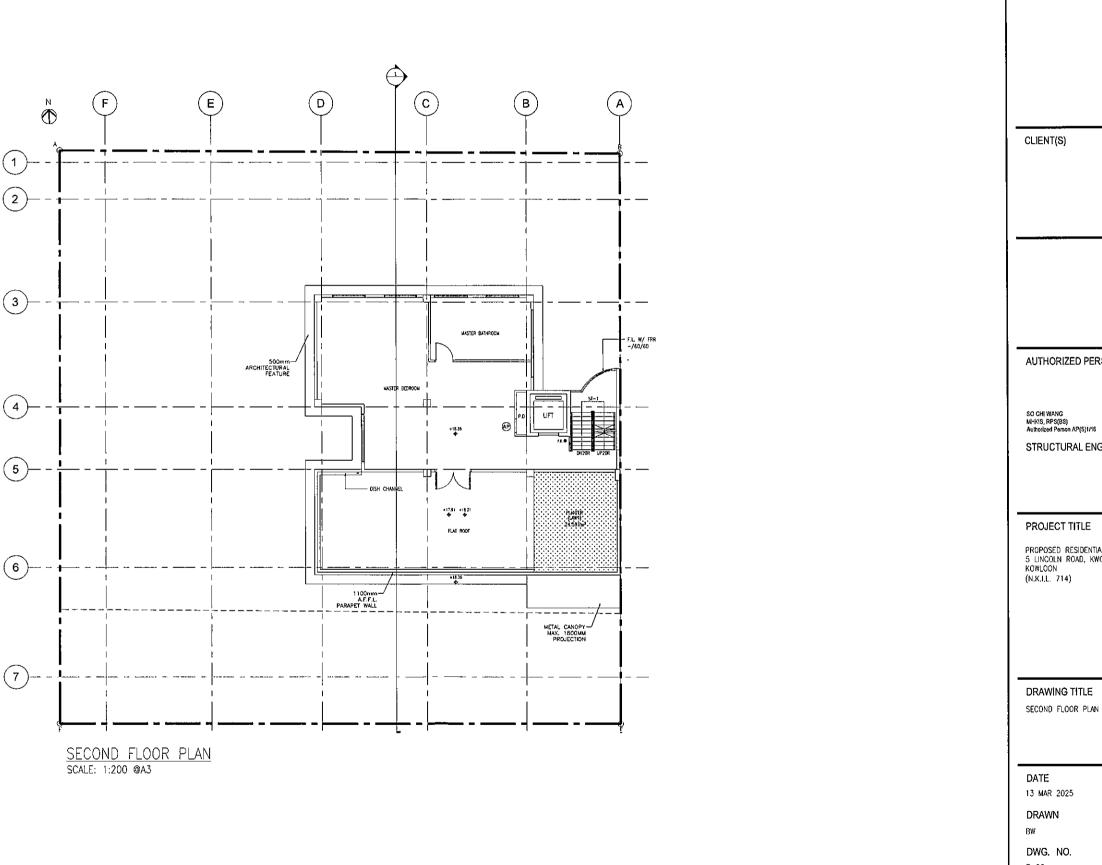
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DWG. NO. P-05 REV. A

NOTE

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

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



(3)

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7

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

BD REF. FSD REF.

REV. DESCRIPTION 1ST SUBMISSION 13 MAR 2025

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

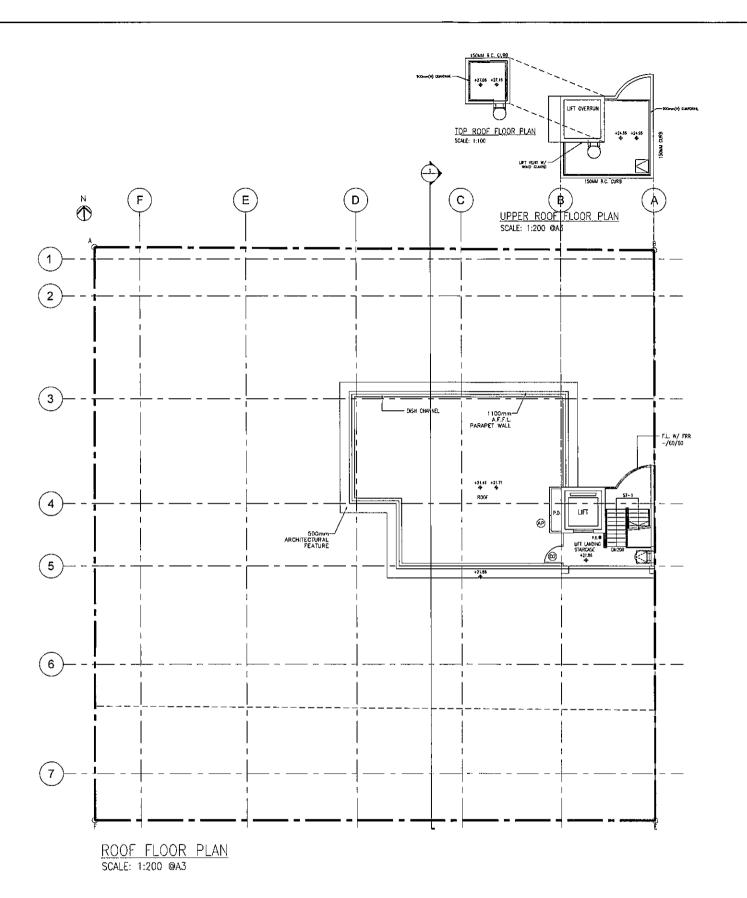
DRAWING TITLE

SCALE 13 MAR 2025 AS SHOWN CHECKED

REV. P-06

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.

ML



BD REF.

FSD REF.

REV. DESCRIPTION
A 1ST SUBMISSION

DATE 13 MAR 202

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

DATE 13 MAR 2025

> DRAWN BW

DWG. NO. REV.

P-07

NOTE ALWAY

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SCALE

AS SHOWN

CHECKED ML

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

SITE COVERAGE AND PLOT RATIO CALCULATION = LOT AREA SITE AREA CLASS OF SITE = 948.25 m² BUILDING HEIGHT = ROOF LEVEL - GROUND FLOOR LEVEL = 21.86 - 10 = 11.86m = 540.41 / 948.25 PROPOSED PLOT RATIO = 0.570 = 205.29 m² = 205.89 m² = 129.23 m² GROUND FLOOR FIRST FLOOR SECOND FLOOR ROOF TOTAL GFA $= 540.41 \text{ m}^2$

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 227.88 / 948.25

= 24.03 % (PRO.) < 66.6% (PER.)

AREA	OF GFA CONCESSION			
BASE	MENT:			
1.	CAR PARKING SPACE & MANEUVERING SPACE	=	282,545	'n
2.	CAR RAMP	=	129.821	
3.	ESSENTIAL PLANT ROOMS	=	242.074	
4.	LIFT AND CIRCULATION SPACE	=	33.471	П
5.	PIPE DUCT	=	1.300	r
TOTAL	. BASEMENT AREA	=	689.211	(
G/F:				
1,	INDEPENDENT STAIRCASE FOR EMFRGENCY EXIT	=	15.930	6
2.	F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER	=	6.660	1
1/F:				
1.	VOID	=	16.430	٢
R/F:				
1	DOG HOUSE	=	1.625	r
2.	STAIRCASE & LIFT SHAFT	=	24.559	ľ
۷.	STORMONDE OF ER L STORE L		21.003	

TOTAL	CONSTRUCTION A	REA		
FIF SE	SEMENT FLOOR COUND FLOOR RST FLOOR COND FLOOR	=	689.211 227.880 222.323 222.323 129.092	m² m² m²
TO	TAL AREA	=	1490.829	m ²
LANSO	CAPE AREA			
	COND FLOOR		170.065 24.596	
TC	ITAL AREA	÷	194.661	m ²
194.6	C <u>APE RATIO</u> 61 m² (PROVIDED) 528 %	1/	948.25	m ²

27.06 TOP ROOT ARCHITECTURAL FEATURE -21.86 P/F , 1500 MASTER BECROOM SETBACK выжовы 3 2500MM H. FENCE WALL-KITCHEN STUDY ROOM SPRINKLER WATER TANK & PLINP ROOM DRIVE WAY & CARPARK CAR RAUP 4.95 MASS COMERTIC FILL FOUNDATION TO BE UNDERLISEPARATE SUPARSSION UNEXCAVATED

 $= 754.415 \text{ m}^2$

<u>SECTION 1-1</u> SCALE: 1:200 @A3

TOTAL

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

SECTION AND CALCULATION

DATE 13 MAR 2025 SCALE AS SHOWN

DRAWN

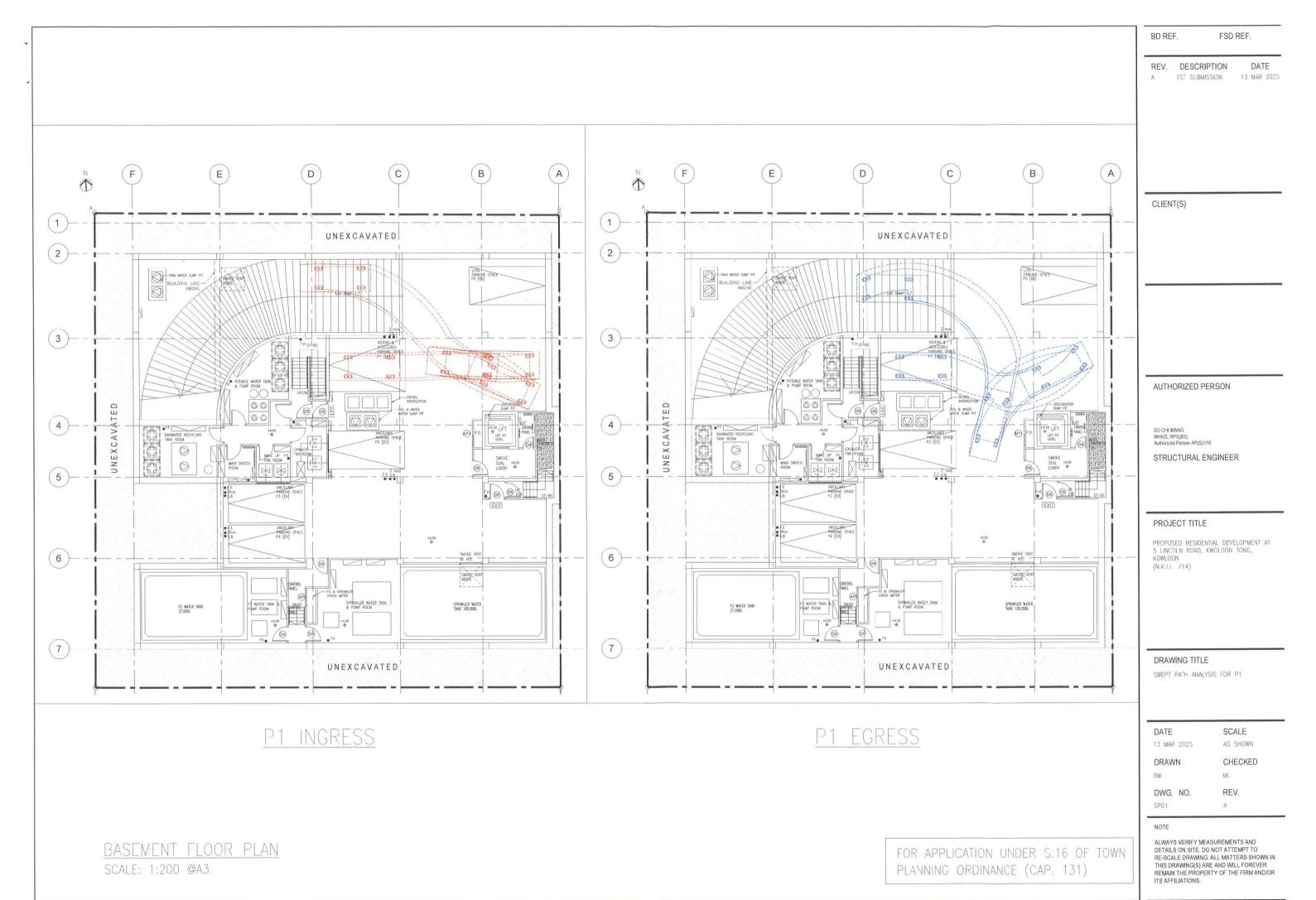
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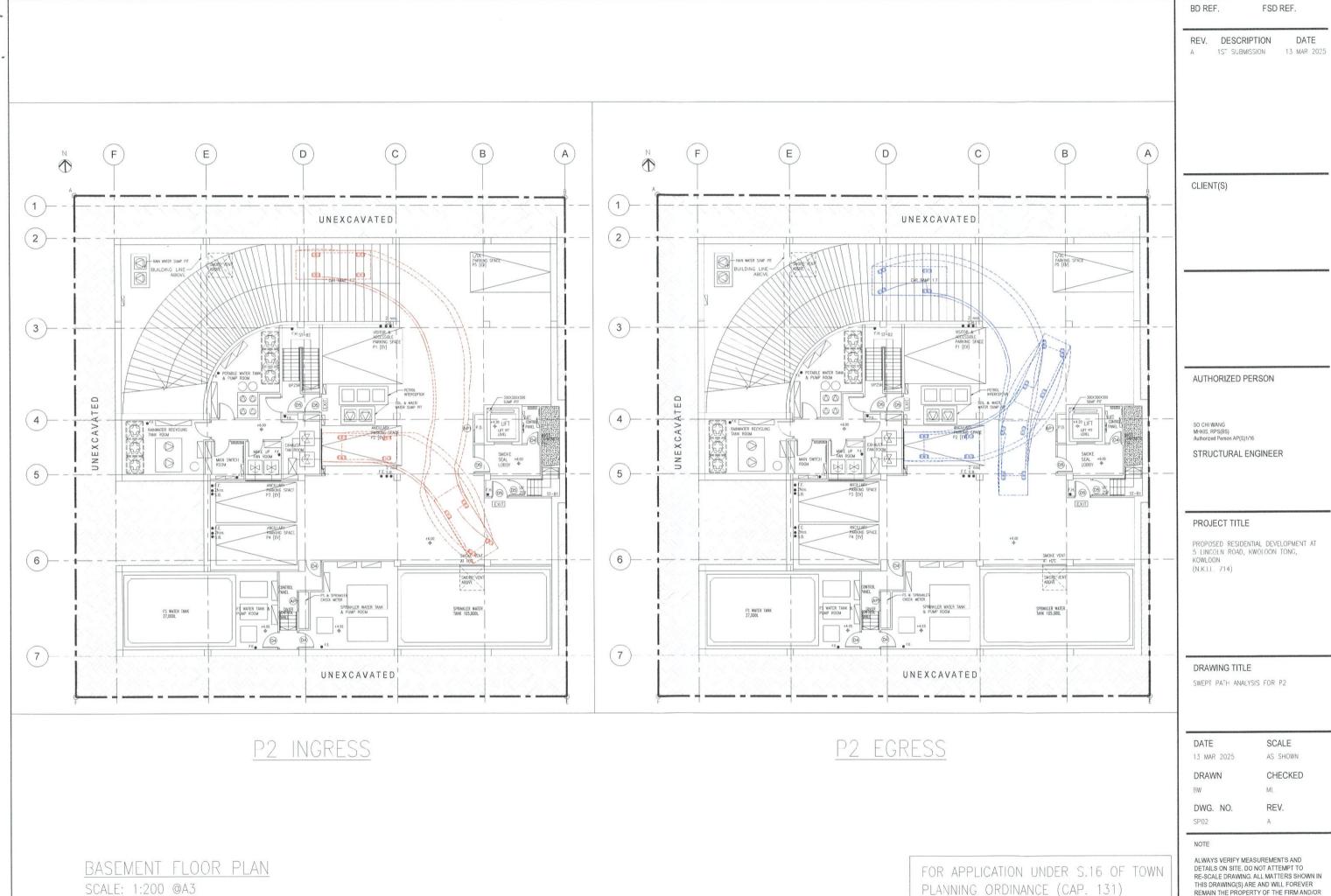
Α

DWG. NO. P-08

NOTE

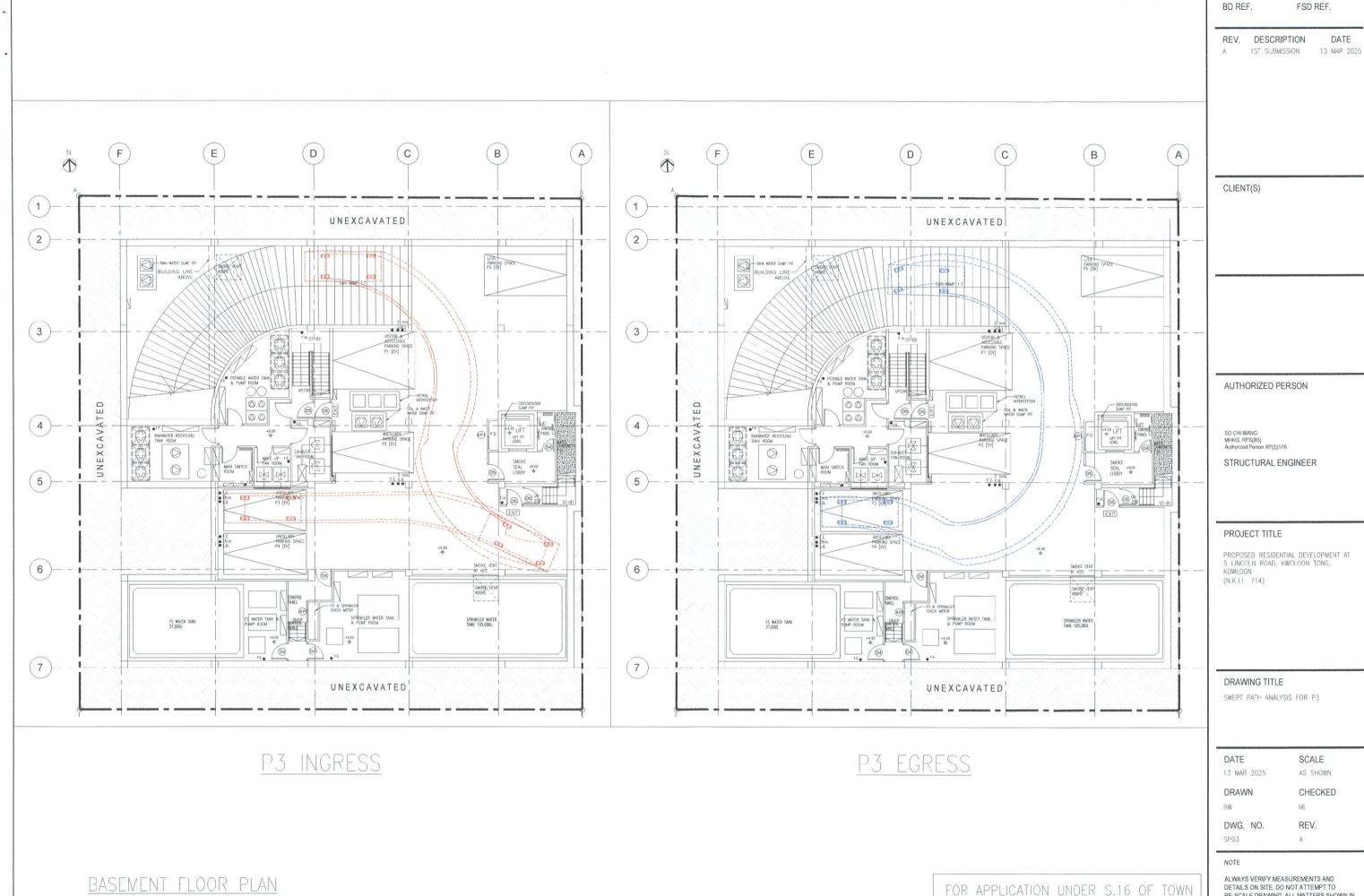
ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RE-SCALE DRAWING, ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFII (ATTOMS.





PLANNING ORDINANCE (CAP. 131)

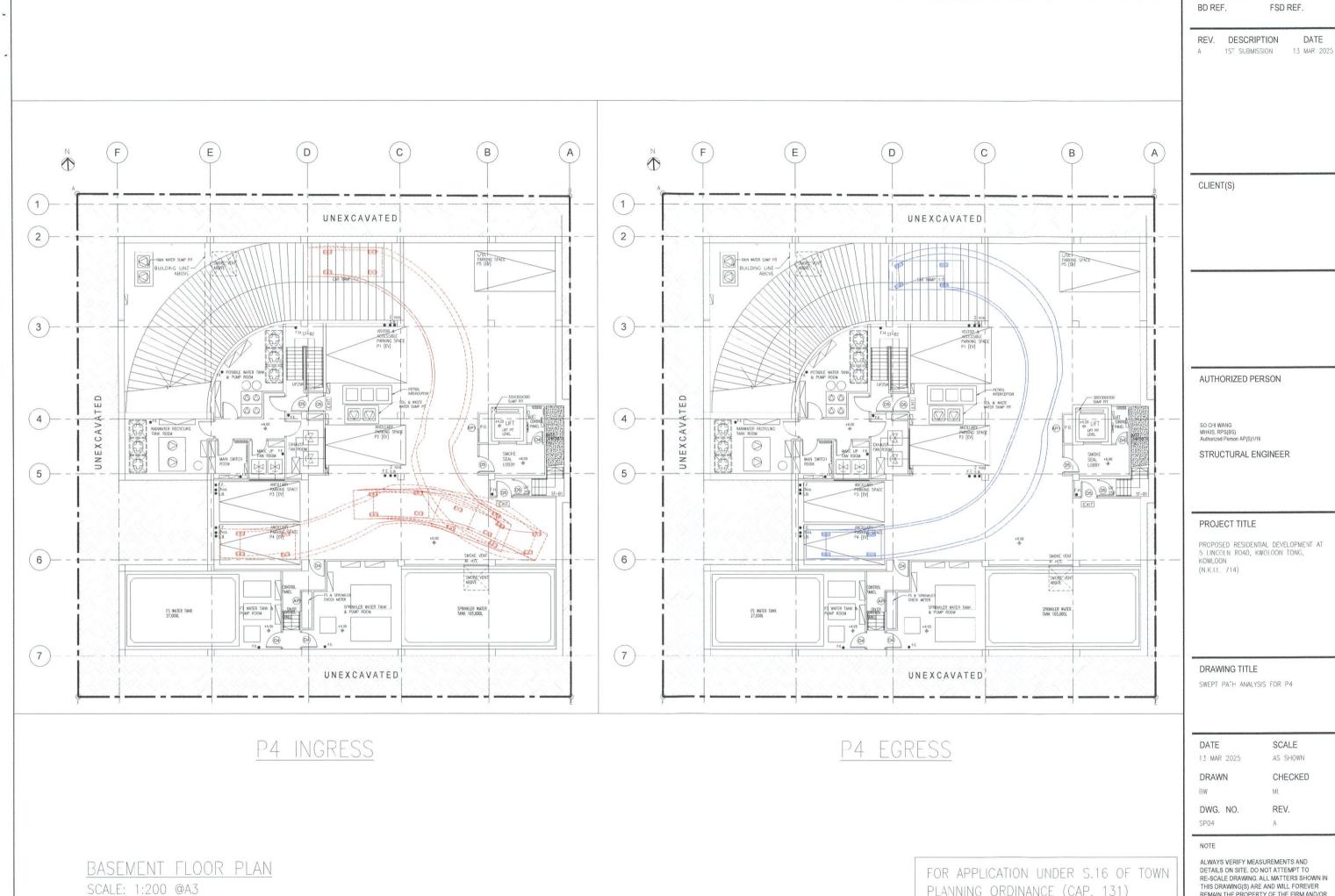
ITS AFFILIATIONS.



SCALE: 1:200 @A3

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

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.



THIS DRAWING(S) ARE AND WILL FOREVER PLANNING ORDINANCE (CAP. 131) REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.

REV. DESCRIPTION DATE 1ST SUBMISSION (A)(c) (D) (C D B (E) (E) В (A) CLIENT(S) UNEXCAVATED UNEXCAVATED (2) (2) (3)-(3) AUTHORIZED PERSON UNEXCAVATED UNEXCAVATED (4) (4) RAINWATER RECY. TANK ROOM SO CHI WANG MHKIS, RPS(BS) Authorized Person AP(S)1/16 0 STRUCTURAL ENGINEER \bigcirc 5 (5) PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT AT 5 LINCOLN ROAD, KWOLOON TONG, KOWLOON (6) (6) (N.K.I.L. 714) FS WATER TANK 27,000L FS WATER TANK 27,000L 7 7 DRAWING TITLE UNEXCAVATED UNEXCAVATED SWEPT PATH ANALYSIS FOR P5 P5 INGRESS P5 EGRESS DATE SCALE 13 MAR 2025 AS SHOWN CHECKED DRAWN REV. DWG. NO. SP05 ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO BASEMENT FLOOR PLAN FOR APPLICATION UNDER S.16 OF TOWN RE-SCALE DRAWING, ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.

SCALE: 1:200 @A3

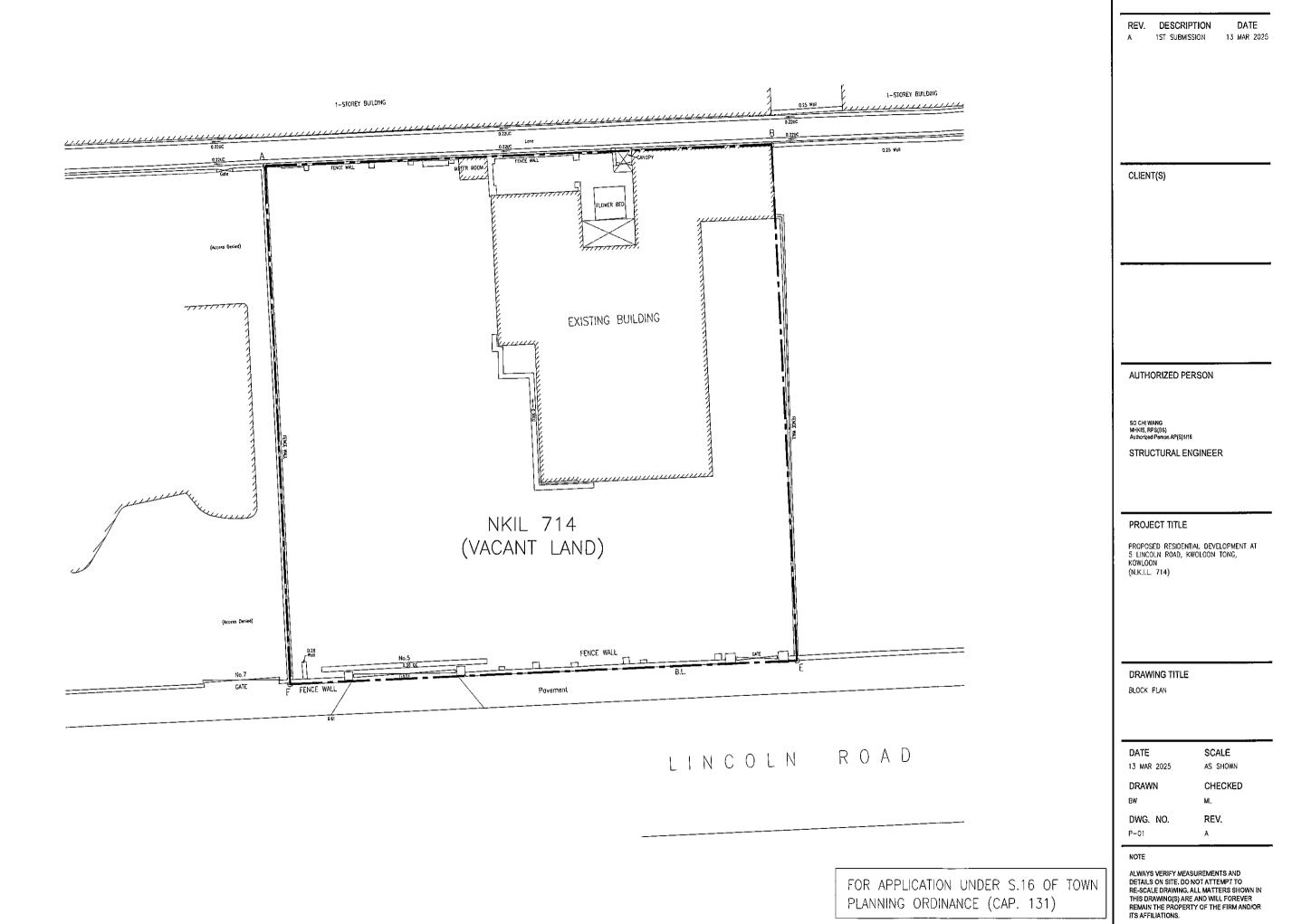
FSD REF.

BD REF.

PLANNING ORDINANCE (CAP. 131)

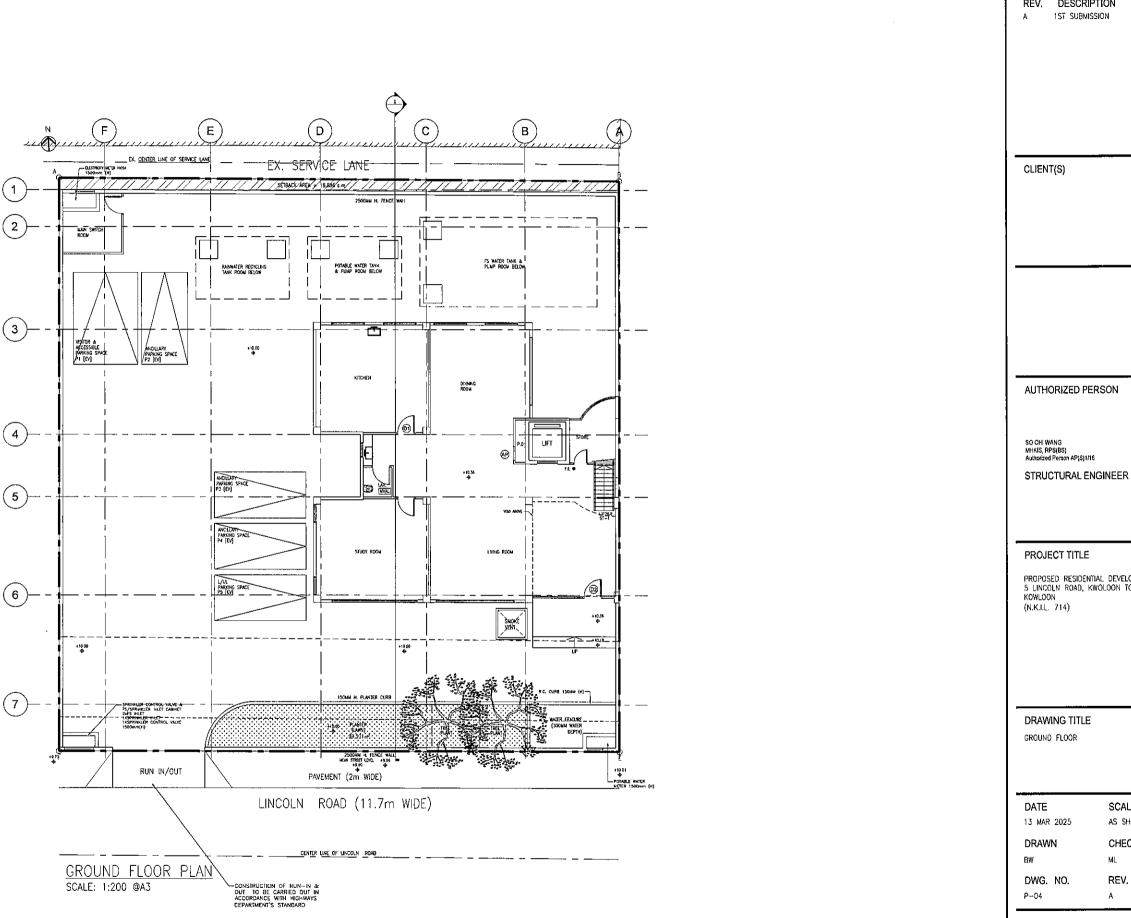
Appendix 2

Alternative Scheme (without Basement)



BD REF.

F\$D REF.



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

FSD REF.

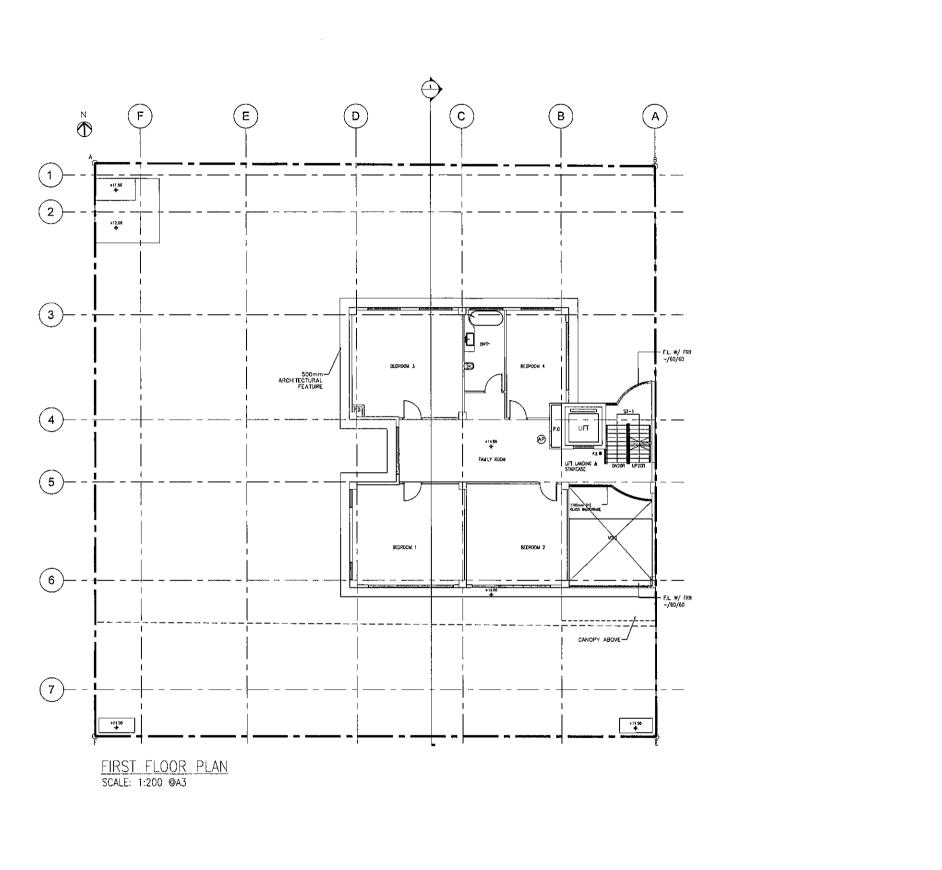
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REV. DESCRIPTION 13 MAR 2025

PROPOSED RESIDENTIAL DEVELOPMENT AT 5 LINCOLN ROAD, KWOLOON TONG, KOWLOON

SCALE AS SHOWN CHECKED ML REV.

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BD REF. FSD REF.

REV. DESCRIPTION DATE
A 15T SUBMISSION 13 MAR 202

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, KWOLOON TONG, KOWLOON (N.K.IL. 714)

DRAWING TITLE

FIRST FLOOR PLAN

DATE 13 MAR 2025

DRAWN CHECKED BW ML

SCALE

AS SHOWN

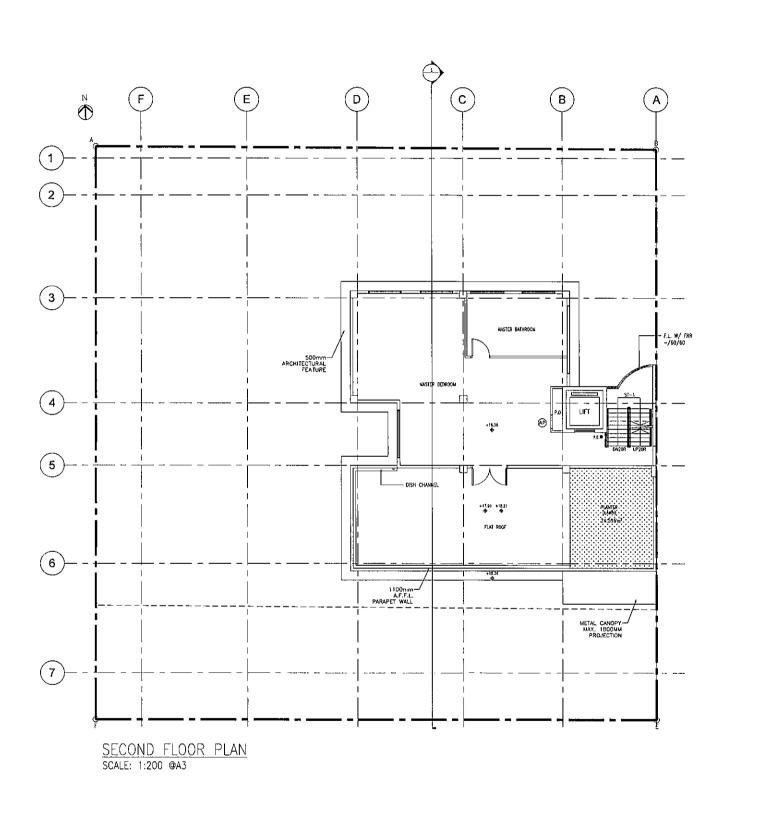
DWG. NO. REV. P-05 A

NOTE

FOR APPLICATION UNDER S.16 OF TOWN

PLANNING ORDINANCE (CAP. 131)

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BD REF.

FSD REF.

REV. DESCRIPTION

1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE SECOND FLOOR PLAN

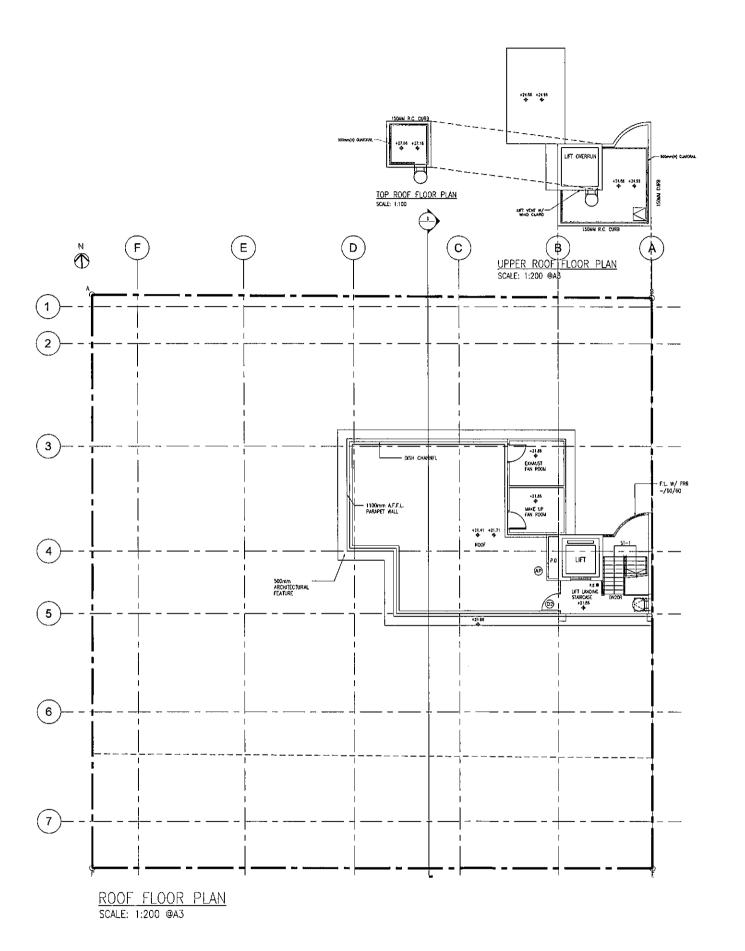
DATE SCALE AS SHOWN 13 MAR 2025 DRAWN CHECKED

DWG. NO. REV. P-06

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



BD REF.

FSD REF.

REV. DESCRIPTION 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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

DATE SCALE AS SHOWN 13 MAR 2025 DRAWN CHECKED ML

DWG. NO. REV. P-07

NOTE

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

SITE COVERAGE AND PLOT RATIO CALCULATION = LOT AREA SITE AREA = 948.25 m² CLASS OF SITE BUILDING HEIGHT = ROOF LEVEL - GROUND FLOOR LEVEL = 21.86 - 10 = 11.86m PROPOSED PLOT RATIO = 556.34 / 948.25 = 0.587= 221.22 m² = 205.89 m² = 129.23 m²GROUND FLOOR FIRST FLOOR SECOND FLOOR ROOF

 $= 556.34 \text{ m}^2$

= 25.05 % (PRO.) < 66.6% (PER.)

TOTAL GFA

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 237.54 / 948.25

B/F: 1. ESSENTIAL PLANT ROOM $= 81.468 \text{ m}^2$ = 6.660 m²= 9.660 m²1. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER
2. ESSENTIAL PLANT ROOM $= 16.430 \text{ m}^2$ VOID = 1.625 m^2 = 24.559 m^2 = 16.656 m^2 DOG HOUSE
 STAIRCASE & LIFT SHAFT
 ESSENTIAL PLANT ROOM $= 157.058 \text{ m}^2$ TOTAL

AREA OF GFA CONCESSION

TOTAL CONSTRUCTION AREA = 81.468 m² = 237.540 m² = 222.323 m² = 222.323 m² = 129.092 m² BASEMENT FLOOR GROUND FLOOR FIRST FLOOR SECOND FLOOR ROOF TOTAL AREA $= 892.746 \text{ m}^2$ LANSCAPE_AREA GROUND FLOOR SECOND FLOOR = 39.531 m² \approx 24.596 m² TOTAL AREA = 64.127 m² LANSCAPE RATIO

64.127 m² (PROVIDED) / 948.25 m² = 6.763 %

2/.06 <u>TOP ROOF</u> . 24.86 ∇ UPER ROOF ARCHITECTURAL FEATURE -1500 SETBACK MASTER BECROOM BEDROOM 3 SET BACK FENCE WALL TOP LEVEL +12.50 STUDY ROOM POTABLE WATER TANK & PUMP ROOM UNEXCAVATED 6.00 B/F

SECTION 1-1 SCALE: 1:200 @A3

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

BD REF. FSD REF. DATE REV. DESCRIPTION 1ST SUBMISSION 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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

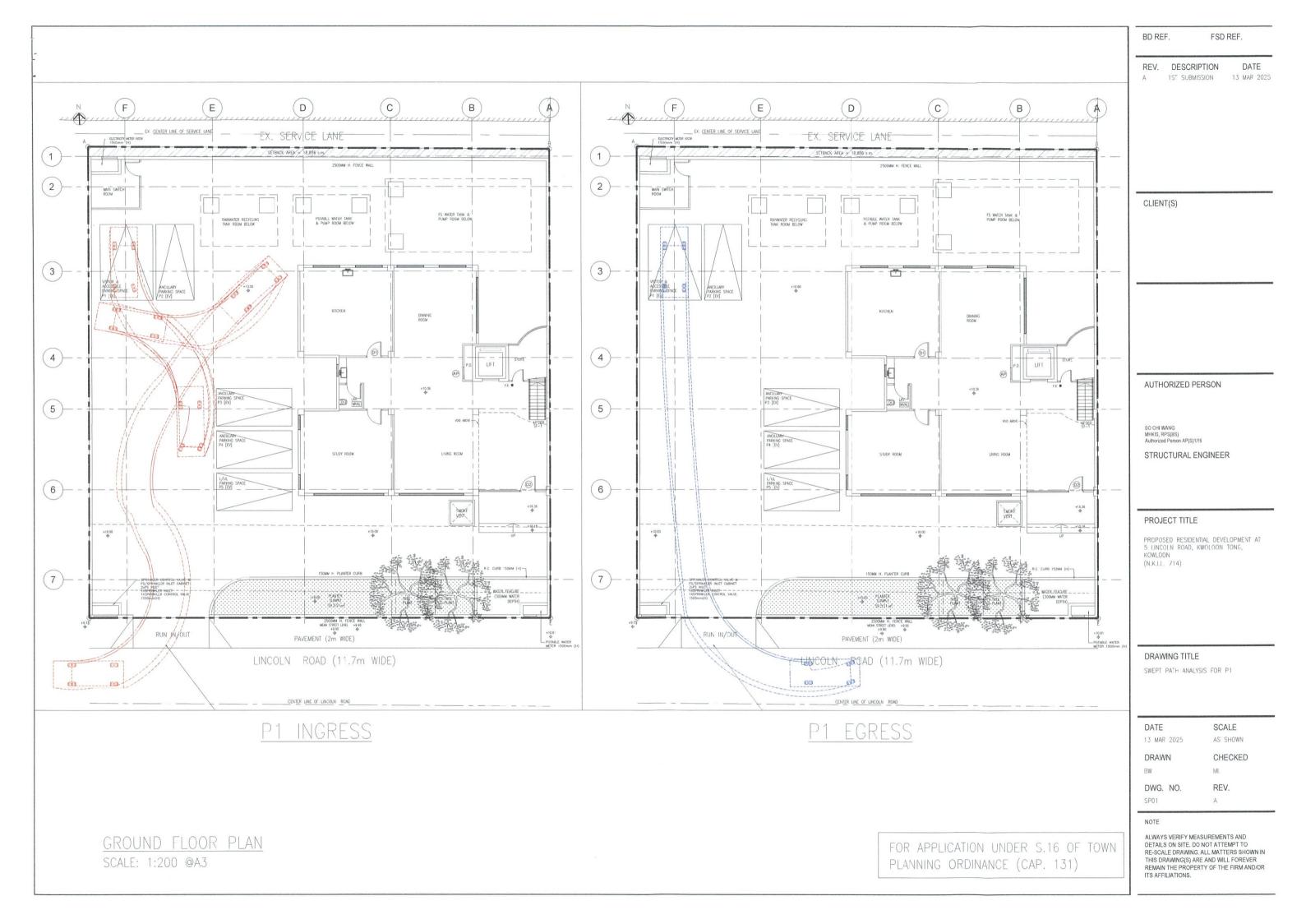
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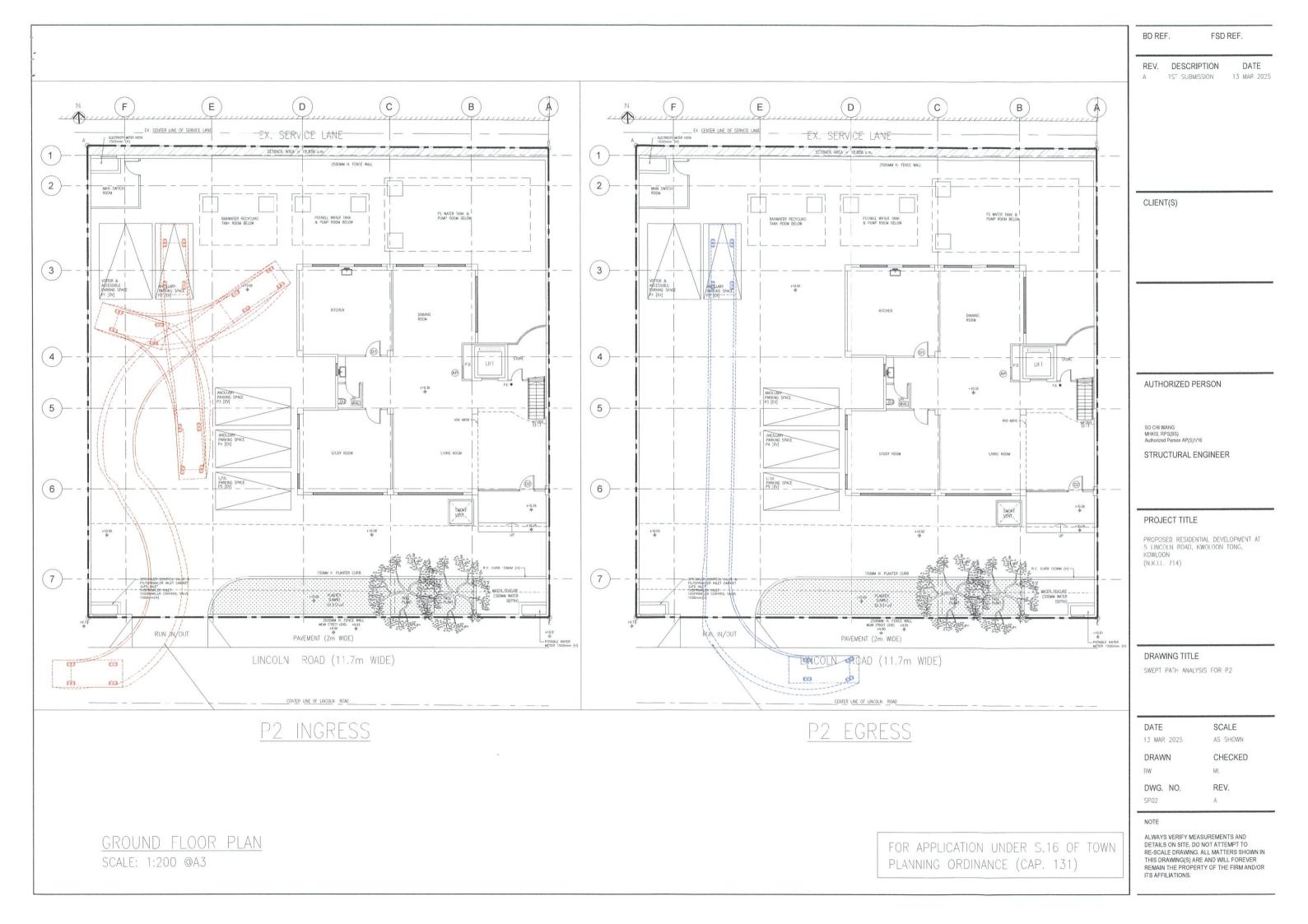
SECTION AND CALCULATION

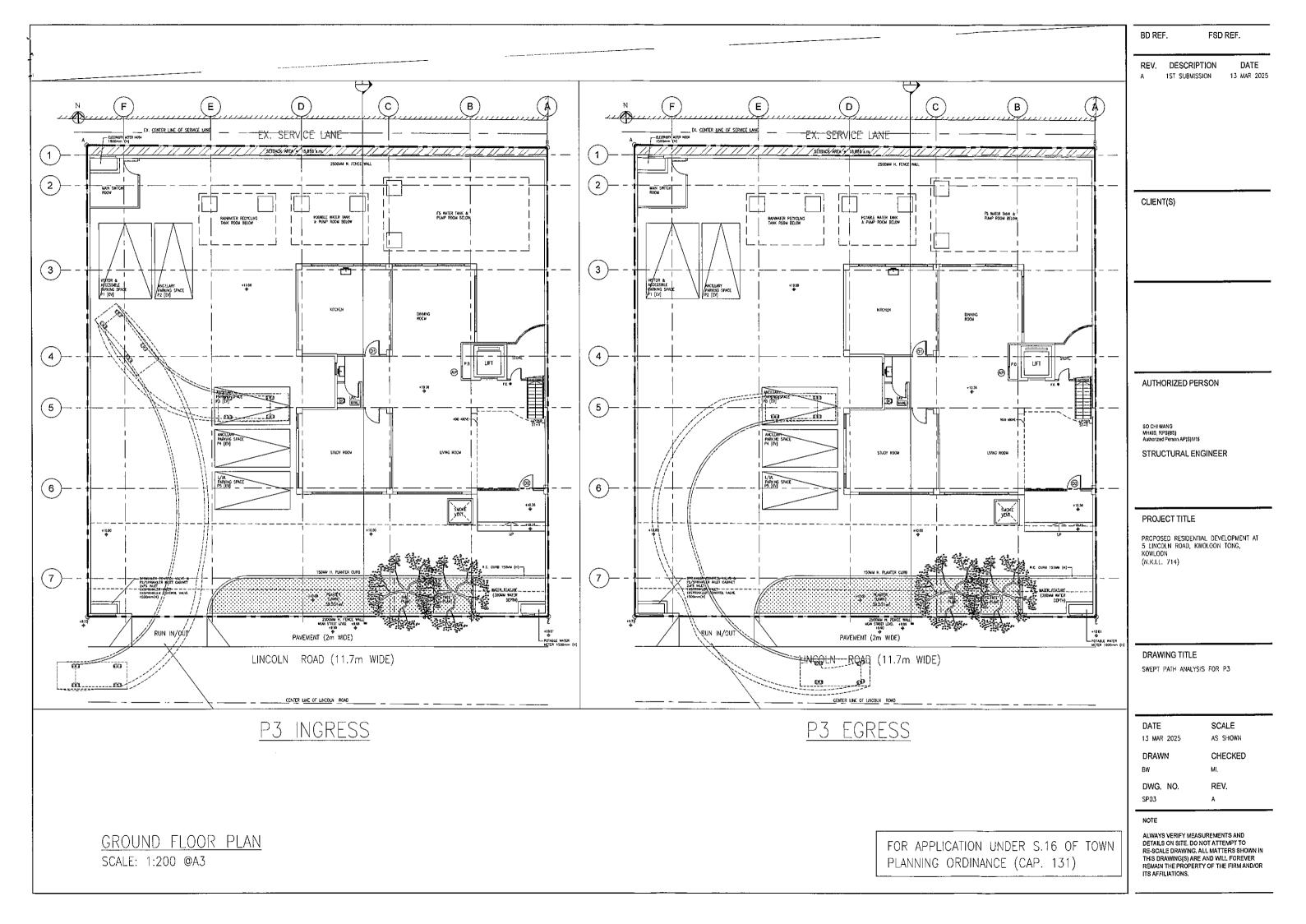
DATE SCALE 13 MAR 2025 AS SHOWN CHECKED DRAWN ML DWG. NO. REV. P--08

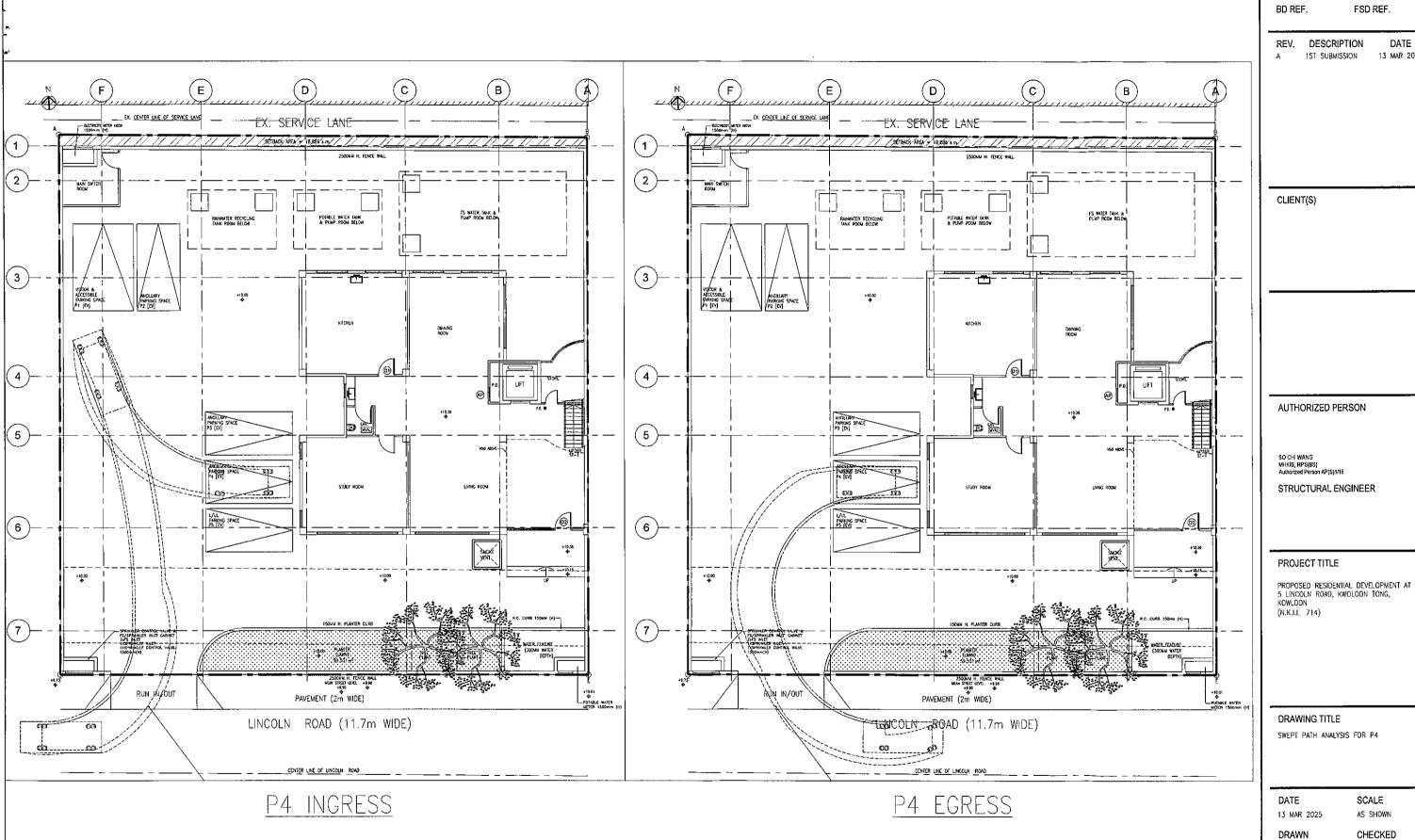
NOTE

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GROUND FLOOR PLAN

SCALE: 1:200 @A3

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

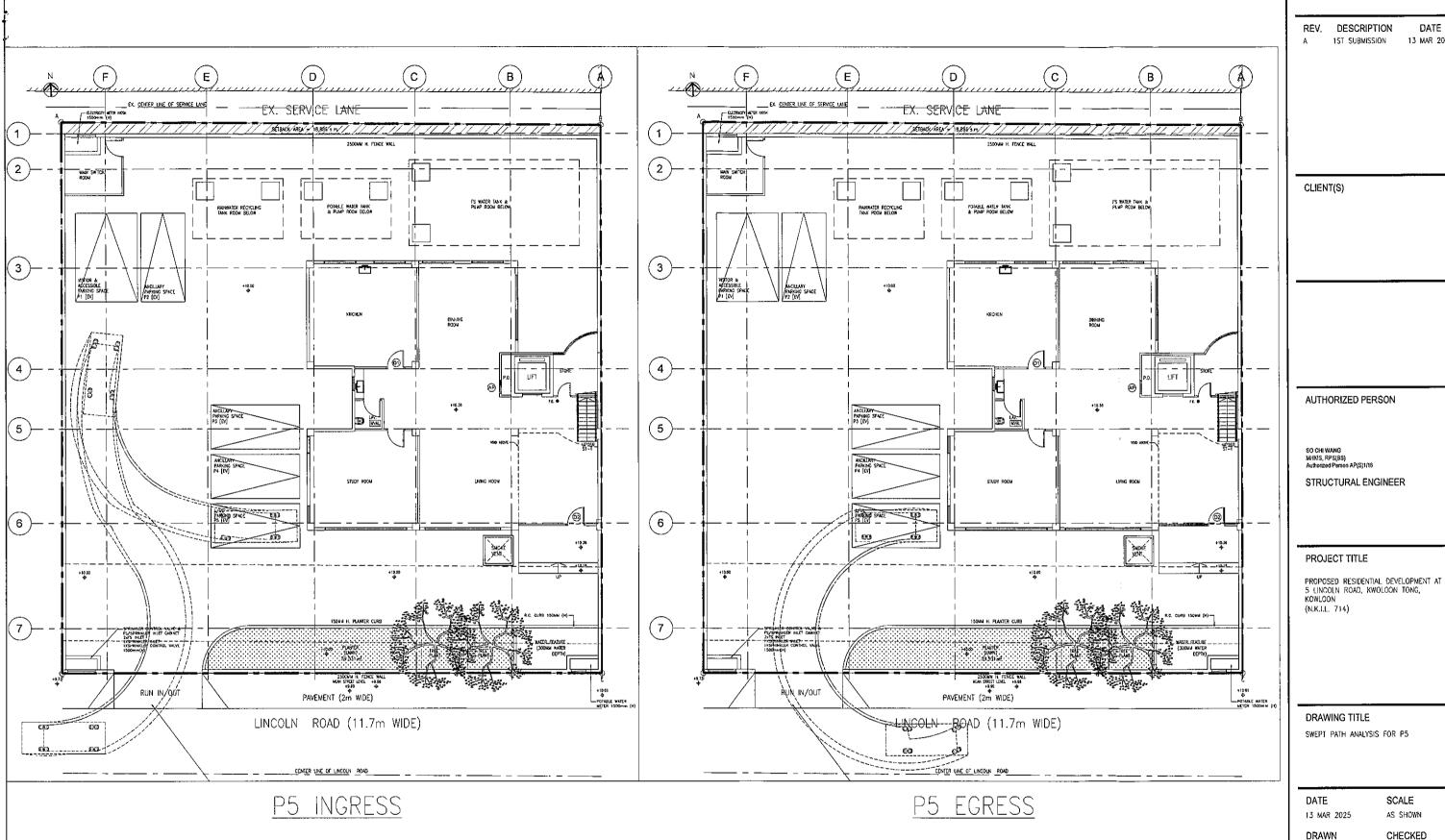
EPI PAIH ANALYSIS	FOR P4
	. <u></u>
ATE	SCALE
MAR 2025	AS SHOWN
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FSD REF.

NOTE

DWG. NO. SP04

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: 1:200 @A3

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

BD REF. FSD REF.

13 MAR 2025

SWEPT PATH ANALYSIS FOR P5

SCALE AS SHOWN

CHECKED REV.

DWG. NO. SP05

ITS AFFILIATIONS.

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

Appendix 3

Landscape Proposal

LINCOLN ROAD (11.7m WIDE)



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

Appendix Ie of MPC Paper No. A/K18/349 & 350

宏

測

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

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

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

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)

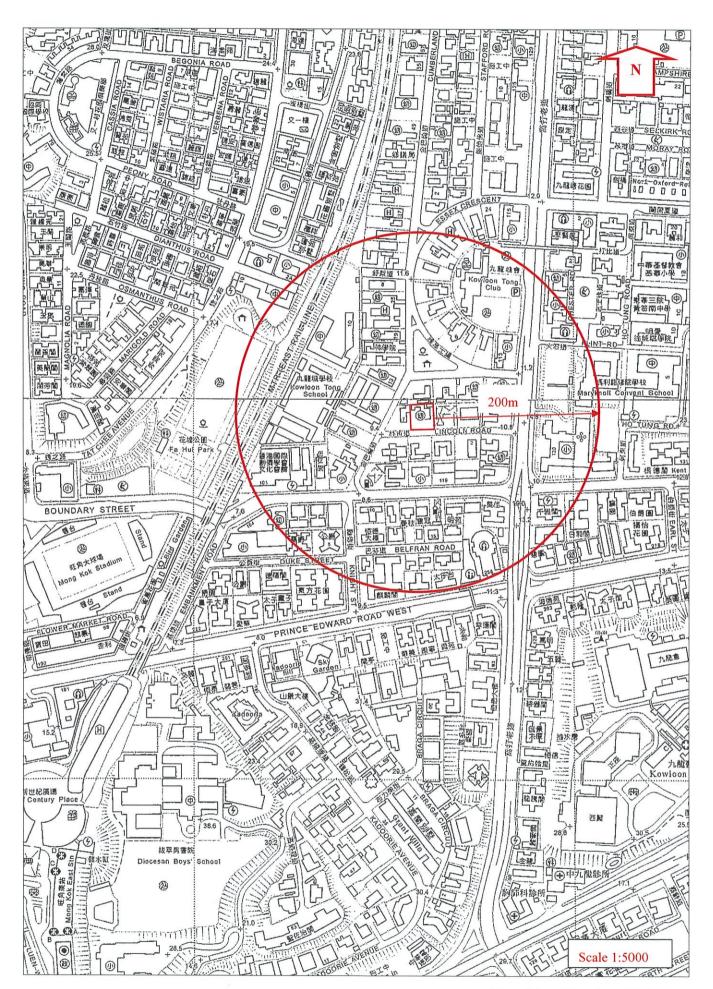
Response-to-Comments

	Departmental Comments	Responses
	Environmental Protection Department (EPD)	
(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.	- there is no active industrial chimney within 200m from the site, as shown in the Indication Plan A;
(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.	notes, such as ProPECC PN 2/96 Control of Air

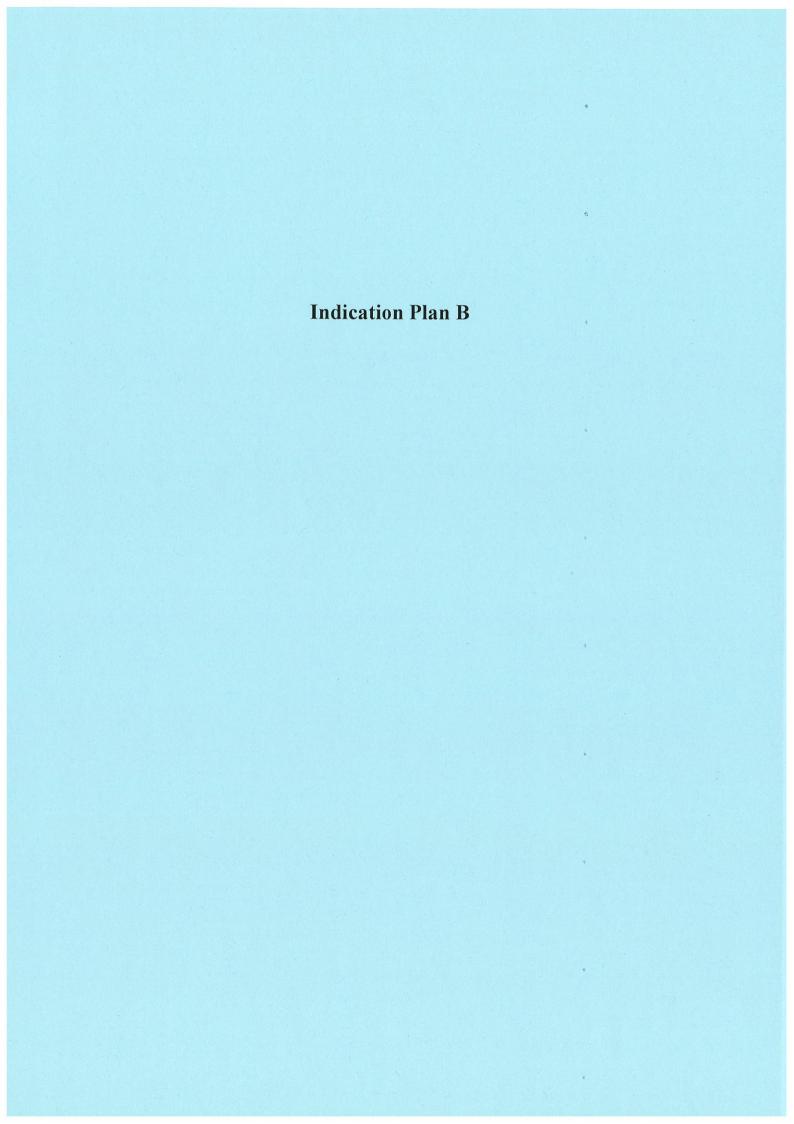
(b)	On noise, adverse noise impact on the proposed	Noted.
	development are not anticipated. Nonetheless, the	
	applicant should ensure that the planning and design of	
	the subject development will follow the relevant noise	
	planning requirements under HKPSG to avoid causing	ę
	any noise problems.	
(c)	On sewerage, given the scale of the proposed	Noted.
	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.	

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Indication Plan A



For Identification Only



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l *
0009 YEN
FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)

(5)

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4

GROUND FLOOR PLAN SCALE: 1:200 @A3

NBA 6000

RUN IN/OUT

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

00 E

SOMEON GANG THE RESULT

(2)

(m)



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

Dear Sir/Madam,

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 19 3 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

By Post and Email

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)



✓ Domestic par	t 住用部分				
GFA 總	樓面面積		540.41 sq. m 平方米	M About 約	
number	of Units 單位數目				
average	unit size 單位平均配	面積	.540.41sq. m 平方米	√ □About 約	
T	d number of residen	** *	6		
·					
☐ Non-domesti	c part 非住用部分		GFA 總樓面面	面積	
eating p	lace 食肆 and Shop	and Services	sq. m 平方米	□About 約	
□ hotel 酒			sq. m 平方米	□About 約	
	,		(please specify the number of rooms		
			說註明房間數目)		
│ │ ☐ office 辦	公分				
		78+ /; ANA	sq. m 平方米	□About 約	
shop and	d services 商店及服	勞行案	sq. m 平方米	□About 約	
			(1	1 1 1	
	nent, institution or co	ommunity facilities	(please specify the use(s) and		
以	幾構或社區設施		area(s)/GFA(s) 請註明用途及有關: 樓面面積)	的地面面積/總	
			34m m(34)		

other(s)	重他		(please specify the use(s) and concerned land		
	246		area(s)/GFA(s) 講註明用途及有關的地面面積/總		
			樓面面積)		

	L.Záre ot.			r.,	
☐ Open space ((please specify land area(s) 請註明	-	
	ppen space 私人休憩	· · · · · · ·	sq. m 平方米 口 Not less than 不少於		
public o	pen space 公眾休憩	用地	sq. m 平方米 🗆 Not less than 不少於		
(c) Use(s) of differ	ent floors (if applica	ble) 各樓層的用途 (如邁)	用)		
[Block number]	[Floor(s)]		[Proposed use(s)]		
[座數]	[層數]		[擬議用途]		
1	B/F	Car Parking Spaces	/ Plant Rooms / Water Tanks	************	
	G/F	L/UL Bay, Study R	oom / Living Room / Dining Room	/Kitchen	
	1/F	Bedrooms	•••••		
	2/F	Bedrooms / Flat Ro	of		
***************	R/F	Flat Roof			
(d) Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途					
			的嫉 說 用 还 		
···B/GB Bay alkd					
	*****************		•••••••••••••••••	*******	
	***************************************		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	

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)					
3/2020					
***************************************	••••••				
***************************************	********	•••••••••••••••••••••••••••••••••••••••			
	• • • • • • • • • • • •		*********		

8. Vehicular Access Arra 擬議發展計劃的行		t of the Development Proposal 安排			
	Yes 是	There is an existing access. (please indicate the street rappropriate)	name, where		
Any vehicular access to the		有一條現有車路。(請註明車路名稱(如適用))			
site/subject building? 是否有車路通往地盤/有關		LINCOLN ROAD			
建築物?		There is a proposed access. (please illustrate on plan and speci有一條擬議事路。(請在圖則顯示,並註明車路的闊度)			
	No否				
	Yes是	✓ (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			
Any provision of parking space		Light Goods Vehicle Parking Spaces 輕型貨車泊車位			
for the proposed use(s)? 是否有為擬議用途提供停車		Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			
位?		Others (Please Specify) 其他 (請列明) Accessible Visitor Car Parking Space	1		
	No 否				
	Yes 是	✓ (Please specify type(s) and number(s) and illustrate on plan)			
		謂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			
Any provision of		Light Goods Vehicle Spaces 輕型貨車車位	1		
loading/unloading space for the		Medium Goods Vehicle Spaces 中型貨車車位			
proposed use(s)? 是否有為擬議用途提供上落客		Heavy Goods Vehicle Spaces 重型貨車車位			
貨車位?		Others (Please Specify) 其他 (請列明)			
	No 否				
1		<u> </u>			

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	4
	unloading spaces	Private Car Parking Spaces 私家車車位	3
	停車位及上落客貨 車位數目	Motorcycle Parking Spaces 電單車車位	į
	平此数日	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)	1
		Accessible Visitor Car Parking Space	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
•		上海甘泉平位,厅平观心数	i
		Taxi Spaces 的士車位	
		Coach Spaces 旅遊巴車位	1
		Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位	1
		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	English
	中文	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		abla
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) 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		\mathbf{Z}
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「レ」. 註:可在多於一個方格内加上「レ」號		

Response-to-Comments

	Departmental Comments	Responses	
	Transport Department (TD)		
	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.	•	
(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	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.	
(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

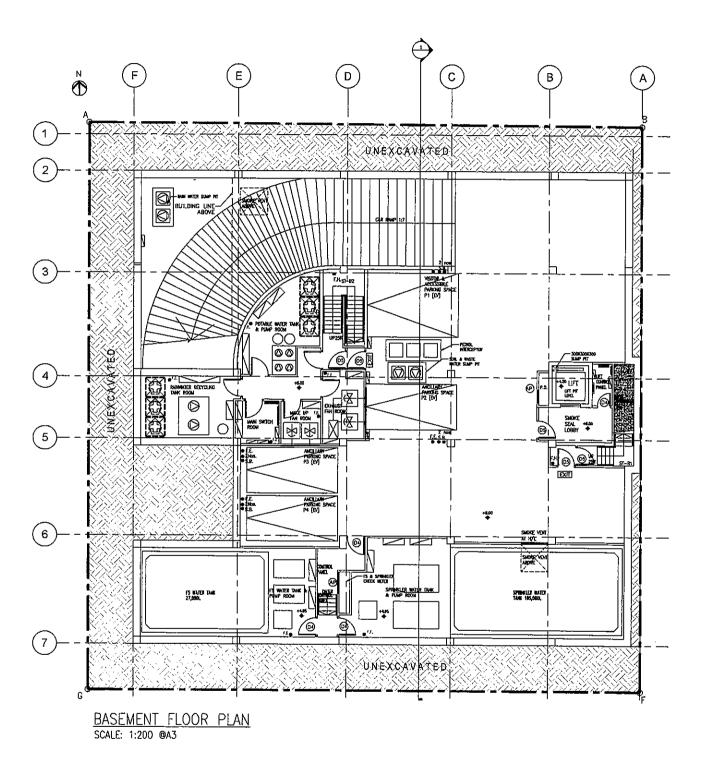
Revised Development Schedule

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 °
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



BD REF.

FSD REF.

REV. DESCRIPTION

DATE 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 UNCOLN ROAD, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE BASEMENT FLOOR PLAN

DATE SCALE 13 MAR 2025 AS SHOWN

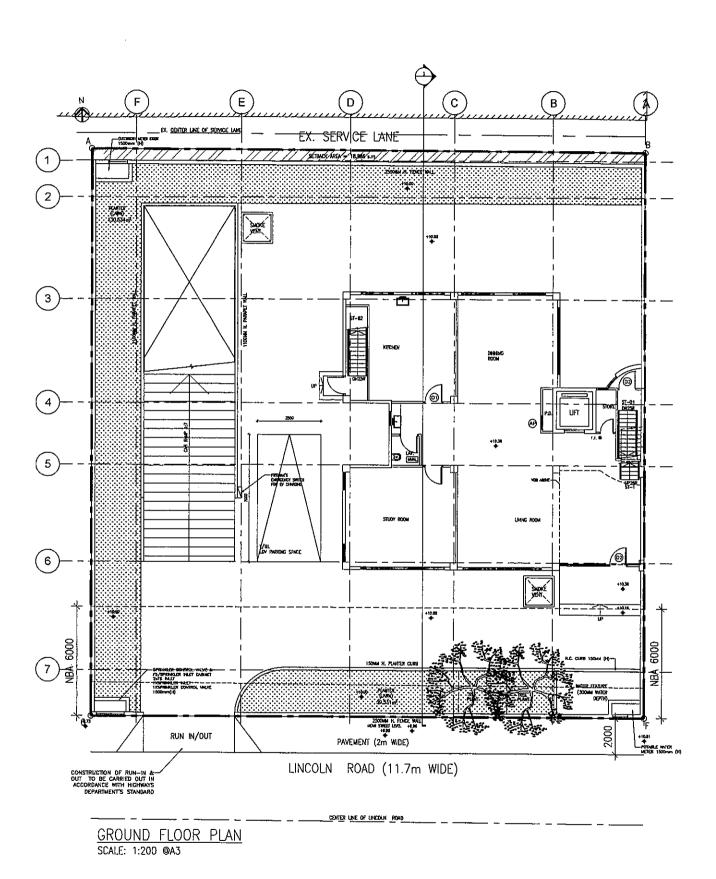
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DWG, NO. REV. P-03

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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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE GROUND FLOOR

DATE SCALE

13 MAR 2025 AS SHOWN

DRAWN CHECKED

BW ML

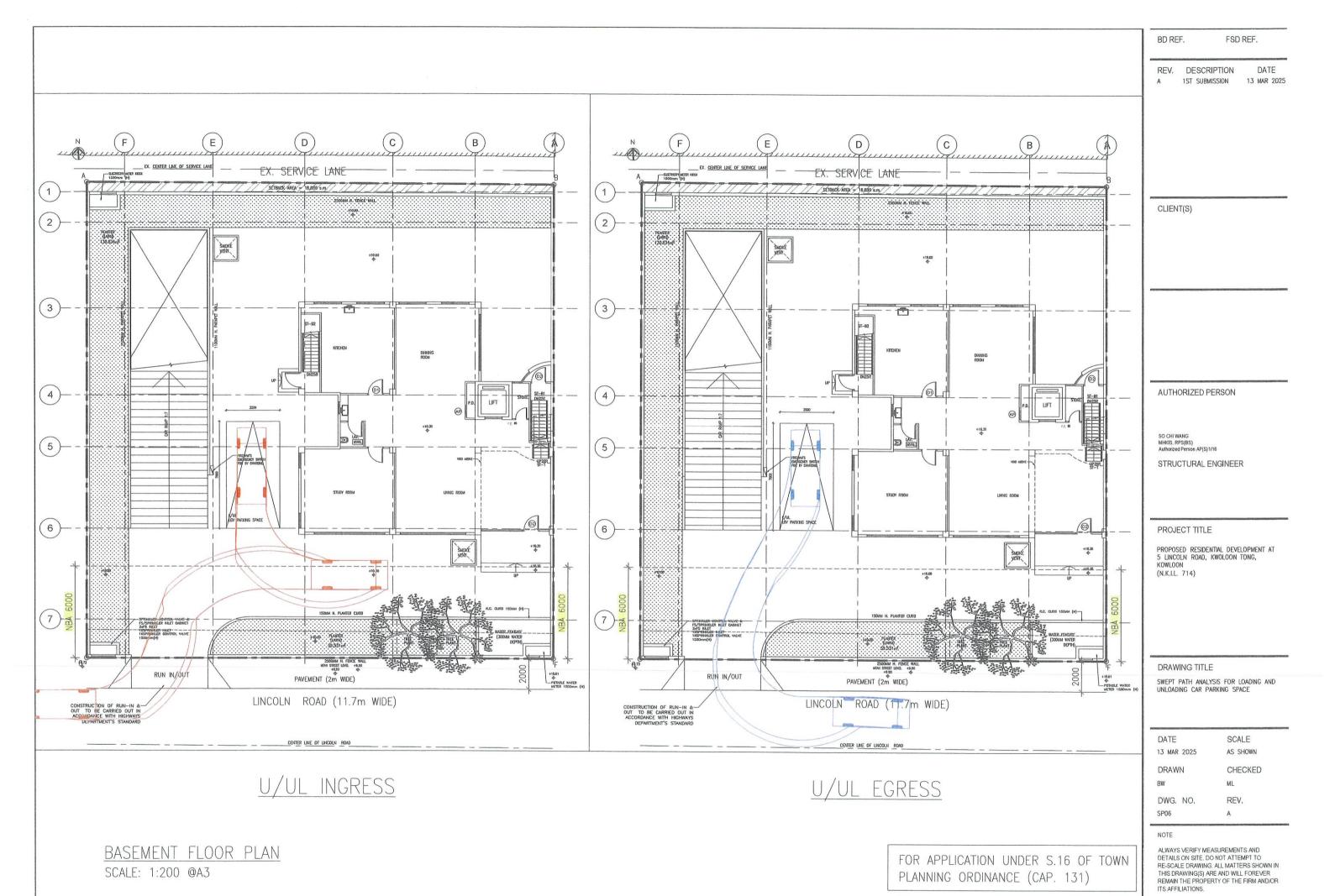
DWG. NO. REV.

DWG. NO. P-04

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





Appendix If of MPC Paper No. A/K18/349 & 350

宏

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Tel: (852) 2301 1869 Fax: (852) 2739 1913

香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓

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

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

師

E-mail: info@lanbase.com.hk

行

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

LANDASE SURVEYORS LIMITED

Anson Lee

Encl.

RK/AL

c.c.

DPO/Kln

(Attn.: Mr. Ryan Kwok

Email)







Response-to-Comments

	Departmental Comments	Responses
	Landscape Unit, Planning Department (PlanD)	
2.	Information of the size and species of the proposed trees	Please see the revised Lândscape Proposal in the
	and shrubs should be provided in the Landscape Proposal for reference.	
3.	A legend should be provided for the Landscape Proposal.	Please see the revised Landscape Proposal in the attached.
	Urban Design Unit, Planning Department (PlanD)	
	General Comments	•
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 .	· ·
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.

	Air Ventilation	
4.	Given the small scale and nature of the proposed	Noted.
	development, no significant adverse impact to the	
	surrounding pedestrian wind environment is anticipated.	*
	Transport Department (TD)	
	Please find below comments on the subject application	# ***
	from traffic engineering perspective:	
(i)	I have no adverse comment on proposed vehicular access	Noted.
	with clear width not exceeding 5m provided it is located	
	within the specified X-Z-Y points according to the lease.	, i
(ii)	I have no adverse comment on the proposed 3 nos. of	Noted.
	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 .	

+

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Planting Schedule

11003						
Botanical Name	Chinese Name	DBH (mm)	Height(m)	Spread(m)	Live Crown Ratio	Spacing (mm)
Terminalia mantaly	小莱欖仁	90mm	4.5	4	40%	4000

Terminalia mantaly 小葉穂仁 90mm 4.5 4 40% 4000 Schrubs & Ground Covers Botanical Name Height(mm) x Spread(mm) Spacing (mm) Bougainvillea sp. many palmer 校業假達随 500 500 Brododendron smsin 杜鹃 300 250 Rhododendron smsin 大鶴 250 200 Hibiscus rosa-sinensis 朱槿 250 200 Buranta Repere 朱槿 200 200 Hibiscus rosa-sinensis 朱槿 200 200 Buranta erecta 金瀬田 300 300 300 Ficus microcarpa 'Golden Leaves 黄金崎 400 400						CONTRACTOR	
Chinese Name Height(mm) x Spread(mm) 雙色(電纜)三角梅 600 x 600 花葉假連閱 300 x 300 杜鹃 300 x 300 黃花龍船花 250 x 250 朱槿 500 x 500 金連翹 300 x 300 資金格 500 x 500	Terminalia mantaly	小菜欖仁	90mm	4.5	4	40%	4000
Chinese Name Height(mm) x Spread(mm) 變色(氣動)三角梅 600 x 600 枯葉假連翹 300 x 300 杜鵑 300 x 300 大龍 500 x 50 本種 500 x 50 養金機 300 x 300 養金格 500 x 500	Schrubs & Ground Covers						
雙色(電線)三角梅 600×600	Botanical Name	Chinese N	lame	Height(m	m) x Spread(mm)		pacing (mm)
花葉假連翹 300×300 杜鵑 300×300 青花龍船花 250×250 朱槿 500×500 金連翹 300×300 黄金格 500×500	Bougainvillea sp 'mary palmer'	雙色(鴛鴦)三角梅		300 × 600		200
杜鵑 300 x 300 黃花龍船花 250 x 250 朱槿 500 x 500 金連翹 300 x 300 黄金格 500 x 500	Duranta Repens 'variegata'	花葉假連	EE-)		300 × 300		250
黄花龍船花 250×250 朱槿 500×500 金連翹 300×300 黄金榕 500×500	Rhododendron simsii	杜鵑			300 × 300		200
未僅 500×500 金連翹 300×300 黄金格 500×500	Lxora coccinea	黃花龍船	+20		250 x 250		200
金連翹 300×300 黄金榕 500×500	Hibiscus rosa-sinensis	朱槿		47	500 × 500		400
黄金榕 500×500	Duranta erecta	金連翹			300 × 300		250
	Ficus microcarpa 'Golden Leaves'	黄金榕		u,	500 × 500		400

South

Feature Tree				1
	Feature Tree	Schrubs	Schrubs	
	*			
70	Ground Covers	Ground Covers	Ground Covers	
Legend				

Terminalia mantaly 小葉欖仁

Planting Photos

Schrubs & Ground Covers

饕













xora coccinea 黃花龍船花



Appendix Ig of MPC Paper No. A/K18/349 & 350

宏

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師

行

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

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

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

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

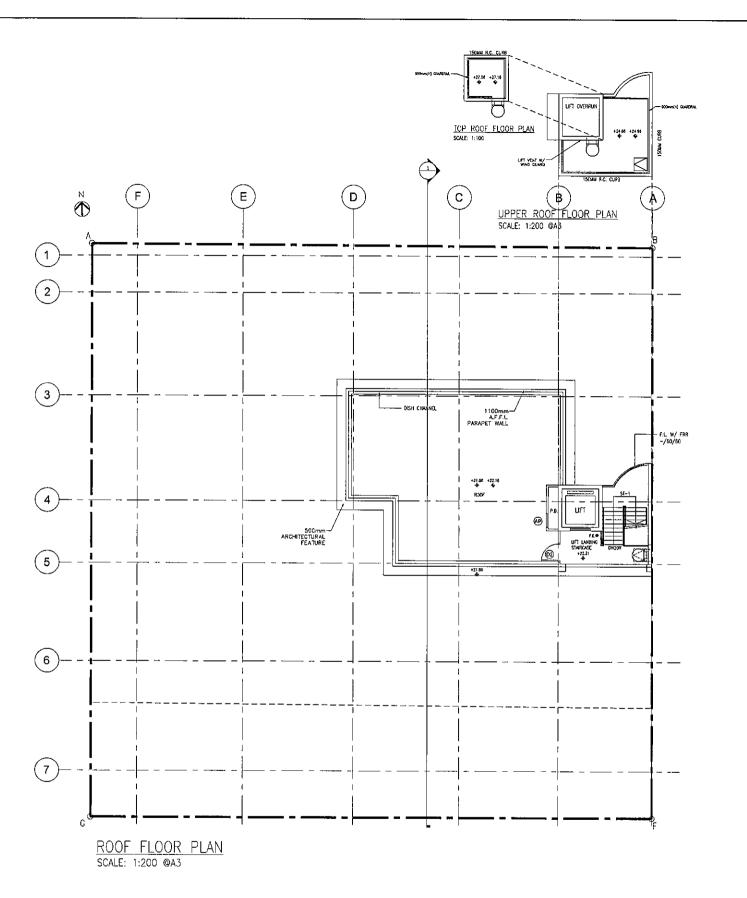
(Attn.: Mr. Ryan Kwok

Email)









BD REF.

F\$D REF.

REV. DESCRIPTION
A 1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

DATE 13 MAR 2025

DRAWN CHECKED

DWG. NO. REV. P-07 A

NOTE

NOTE

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SCALE

AS SHOWN

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



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

Dear Sir/Madam,

Appendix Ih of MPC Paper No. A/K18/349 & 350

師

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

By Post and Email

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

Encl. RK/AL

C.C.

DPO/Kln

(Attn.: Mr. Ryan Kwok

Email)



Certificate No.: CC 1687

(Valuation & Land Administration)

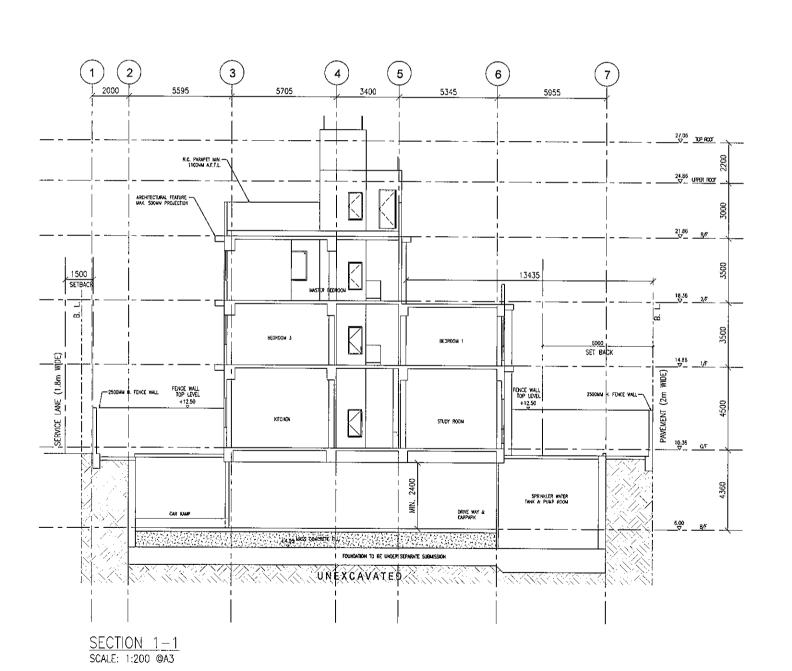




ISO 9001 : 2015 Certificate No.: CC 1687 (Valuation & Land Administration)

Appendix 1

Revised Section Plan of the Proposed Layout Plan



BD REF. FSD REF.

13 MAR 2025

REV. DESCRIPTION
A 1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

SECTION AND CALCULATION

 DATE
 SCALE

 13 MAR 2025
 AS SHOWN

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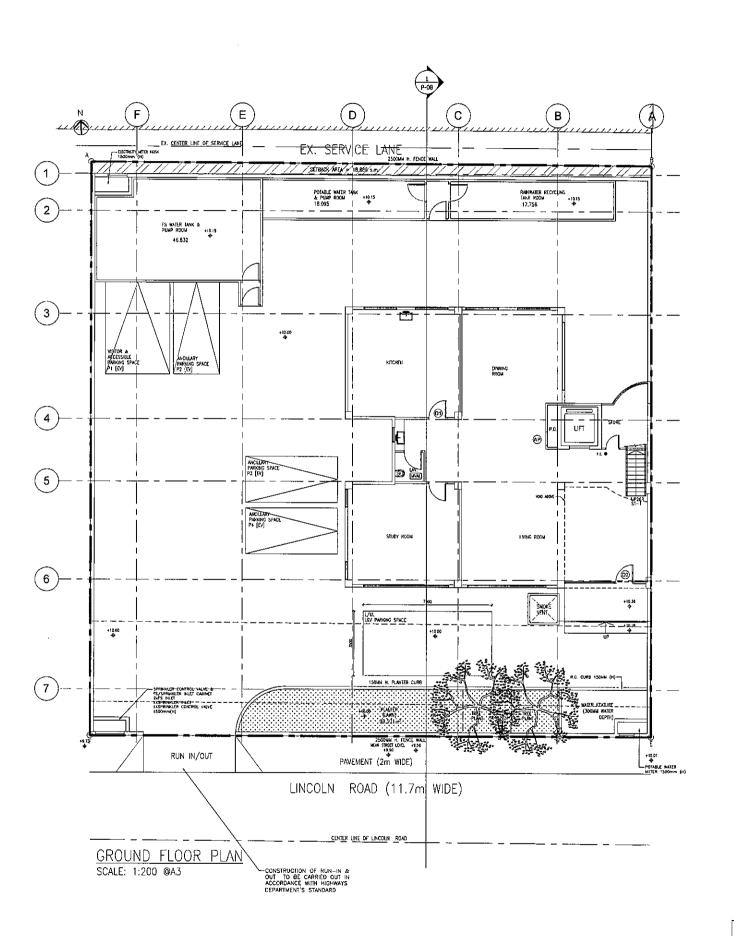
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FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)

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Appendix 2

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



BD REF. FSD REF. REV. DESCRIPTION

13 MAR 2025

1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

GROUND FLOOR

DATE 13 MAR 2025

SCALE AS SHOWN

DRAWN

CHECKED REV.

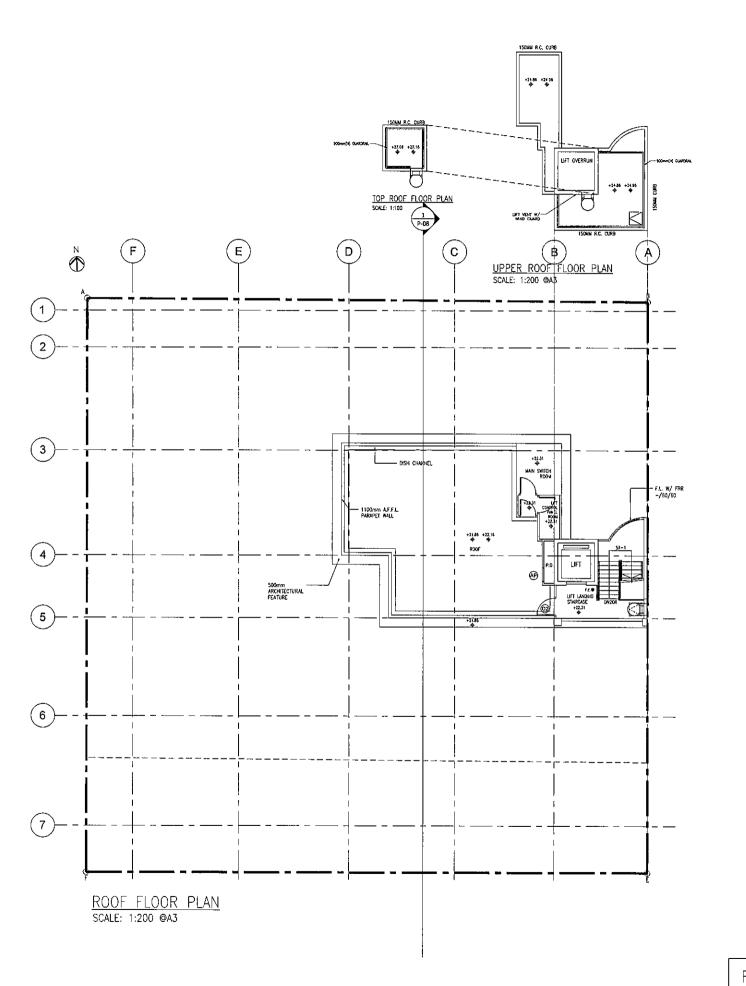
P-04

DWG. NO.

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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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

ROOF AND UPPER ROOF FLOOR PLAN

DATE 13 MAR 2025 SCALE AS SHOWN

DRAWN

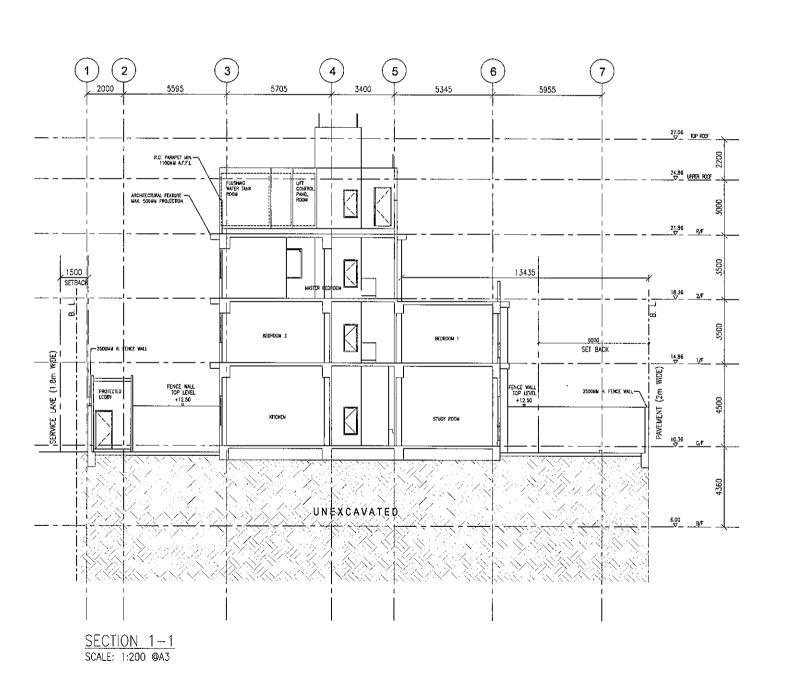
CHECKED ML REV.

DWG. NO. P-07

NOT

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

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



BD REF.

F\$D REF.

13 MAR 2025

REV. DESCRIPTION
A 1ST SUBMISSION

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, KWOLOON TONG, KOWLOON (N.K.I.L. 714)

DRAWING TITLE

SECTION AND CALCULATION

DATE 13 MAR 2025

SCALE AS SHOWN

DRAWN BW

CHECKED ML

DWG. NO. P-08

O. REV.

NO

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

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

Appendix 3

Comparison Table of Greenery Area

Comparison Table of Greenery Area

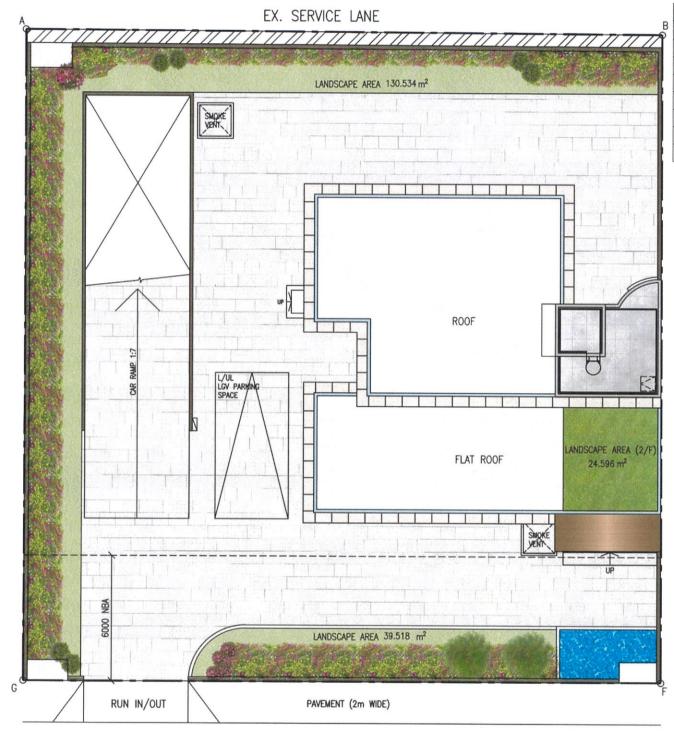
Laudana Ana	Proposed	Alternative	Difference	(b) – (a)
Landscape Area	Scheme (a)	Scheme (b)		%
Ground Floor	170.052	39.531	-130.521	-76.75%
Second Floor	24.596	24.596	0	-
Total	194.648	64.127	-130.521	-67.06%

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

Appendix 4 Revised Landscape Proposal

5 Lincoln Road, Kowloon Tong (N.K.I.L. 714)





LINCOLN ROAD (11.7m WIDE)

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 × 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'	黄金榕	500 x 500	400

Legend



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



Duranta Repens 'variegata' 花葉假連翹



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



Rhododendron simsii 杜鵑



Lxora coccinea 黃花龍船花



Hibiscus rosa-sinensis 朱槿



Appendix Ii of MPC Paper No. A/K18/349 & 350

宏

基

測

量

師

行

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

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

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

LAMBASE SURVEYORS LIMITED

Anson Lee

Encl.

RK/AL



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



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

- 1. 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。
- 2. 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 樓及新界沙田上禾鞍路 1 號沙田政府合署 14 樓)索取。
- 3. 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 /亞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)		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	☑Site area 地盤面積 945.28 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 540.35 sq.m 平方米☑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 ☑About 約

(iy) <u>E</u>	i)) EorType (iv) application 供事(iv)和用書					
(a) I	Please specify the pro	posed r	ninor relaxation of stated	development restriction(s) and al	so fill in the	
			d development particula			
	清列明擬議略為放寬的	的發展的	限制 <u>並填妥於第(v)部分的</u>	接護用途/發展及發展細節 -		
	Plot ratio restriction 地積比率限制		From 由	to 至		
	Gross floor area restrict 總樓面面積限制	tion	From 由sq. m	平方米 to 至sq. m 平方光	(
	Site coverage restriction 上蓋面積限制	n	From 由	% to 至%		
Ø	Building height restrict 建築物高度限制	ion	From 由n	n 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 store	/s 層	
□ Non-building area restriction From 由						
□ Others (please specify) 其他(請註明)						
					_	
(v) <u>F</u>	or Type (v) applicati	on #	iorus			
		M	NOR RELAXATIO	ON OF BUILDING	HEIGHT	
	•			NSTRUCT A CAR PARK A		
(a) Pro	posed (s)/development					
	成用途/發展		NCILLARY PLANT ROOM AT BASEMENT LEVEL FOR ERMITTED RESIDENTIAL DEVELOPMENT			
		PE	RMITTED RESIDENT	IAL DEVELOPMENT		
		(Please	illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議語	详情)	
(b) <u>Dev</u>	/elopment Schedule 發展	細節表				
Pro	posed gross floor area (G	FA) 擬	義總樓面面積	540.35 sg.m 平方米	☑About 約	
	posed plot ratio 擬議地利	,		540.35 sq.m 平方米 Not more than 0.6	□About 約	
Pro	posed site coverage 擬議	上蓋面	費	24.24 %	M About 約	
Pro	posed no. of blocks 擬議	座數		1		
Pro	posed no. of storeys of ea	ach block	每座建築物的擬議層數	4 storeys 層		
				☑ include 包括 1 storeys of basem		
				□ exclude 不包括storeys of bas	ements 層地庫	
Pro	posed building height of	each blo	ck 每座建築物的擬議高度	21.86 mPD 米(主水平基準上) 🗹 About 約	
				m 米	□About 約	

☑ Dor	nestic part	住用部分			
	GFA 總	婁面面穳		540.35, sq. m 平方米	MAbout 約
	number (of Units 單位數目		1	
	average	unit size 單位平均面	稽	.540.35sq. m 平方米	√ □About 約
	_	i number of resident		6	V
	open nato.				
□ Nor	-domestic	part 非住用部分		GFA 總樓面面	元稿
		ace 食肆 and Shop	and Comicae	sq. m 平方米	□About 約
	hotel 酒		and services		□About 約
	noter (四)	ㅁ		sq. m 平方米	
				(please specify the number of room	
	مداند جب	مند اد		請註明房間數目)	
	office 辦			sq. m 平方米	
	shop and	services 商店及服务	务行業	sq. m 平方米	□About 約
		nent, institution or co 後構或社區設施	ommunity facilities	(please specify the use(s) and area(s)/GFA(s) 請註明用途及有關 樓面面積)	的地面面積/總
				••••••	**********
				••••••	****
	other(s)	其他		(please specify the use(s) and area(s)/GFA(s) 請註明用途及有關 樓面面積)	的地面面積/總
				•••••	

	n mana H	- 海色 田 - 山		(mloope gnosify land swee(s) 全来社田田	tsb 757 757 158 1
	n space (†		EE .Lib	(please specify land area(s) 請註明	
		pen space 私人休憩		sq. m 平方米 口 Not	
<u> </u>	public of	en space 公眾休憩	书 地	sq. m 平方米 口 Not	less than 个少於
(c) Use(s)) of differe	ent floors (if applicat	ole) 各樓層的用途 (如道	適用)	
[Block n	umber]	[Floor(s)]		[Proposed use(s)]	
[座	数]	[層數]		[擬議用途]	
1		B/F	Car Parking Spage	og / Plant Pooms / Water Toules	
		***************************************	***************************************	es / Plant Rooms / Water Tanks	
•••••		G/F	Padraama	Room / Living Room / Dining Room	
**********		1/F 2/F	Bedrooms / Flat F	 Roof	
	******	R/F	T1-4 D 6		
	*******		Flat Roof		
(d) Propo	sed use(s)	of uncovered area (fany) 露天地方(倘有)的擬議用途	
		******************		••••	
		*******		•••••	
*********	******	*******			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

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 Arra 擬議發展計劃的行	_	t of the Development Proposal 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	 ✓ There is an existing access. (please indicate the street paperopriate) 有一條現有車路。(請註明車路名稱(如適用)) LINCOLN ROAD □ There is a proposed access. (please illustrate on plan and special paperopriate) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 				
	No 否					
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	▼ (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 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			
	No否		· · · · · ·			
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客資車位?	Yes 是	 ✓ (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 (講列明) 	<u>T</u>			
	No 否					

9. Impacts of De	velopme	ent 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。						
	Yes 是	☐ Please provide detail:	: 請提供詳情			
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?	No 否	lacksquare	*************	• • • • • • • • • • • • • • • • • • • •		
			-t (t 2	11 1/ 1/2		
	Yes 是		·	-	articulars of stream diversion,	
		the extent of filling of land/			t on south the 1 statement of the total	
Does the development			土地/池塘界線・以及	河遁改道、填塘、填:	上及/或挖土的細節及/或範	
proposal involve the operation on the		圍)				
right?		Diversion of stream	n河道改道			
擬議發展是否涉及		□ Filling of pond 填	磨			
右列的工程?				so.m 平方米	口About 約	
(Note: where Type (ii)		=	塘深度		□About 約	
application is the subject of application,						
please skip this		☐ Filling of land 填土				
section.	,	_	:面積			
註: 如申請涉及第		Depth of filling 填	土厚度	m 米	□About 約	
(ii)類申請,請跳至下		Excavation of land				
一條問題。)		Area of excavation	挖土面積689.1	165 sq.m 平方米	MAbout 約	
		Depth of excavation	n 挖土深度 6.8	m 米	☑About 約	
	No 否	PLEASE REFER	TO DWG. NO. P-0	02 OF APPENDI	X 4 OF PLANNING	
<u> </u>		STATEMENT onment 對環境	···			
	On enviro	onment 對環境		Yes 會 🗌	No 不會 忆	
	On traffic	; 對文通 supply 對供水		Yes 會 □ Yes 會 □	No 不會 ☑ No 不會 ☑	
		ige 對排水		Yes 會 🗌	No 不會 🖸	
	On slope			Yes 會 🗌	No 不會 🗹	
		by slopes 受斜坡影響		Yes 會 🗌	No 不會 🗹	
		e Impact 構成景觀影響		Yes 會 🗌	No 不會 🗾	
		ing 砍伐樹木		Yes 會 🗀	No 不會 ☑	
		ipact 構成視覺影響 Hease Specify) 其他 (請列	HE/	Yes 會 □ Yes 會 □	No 不會 ② No 不會 ②	
Would the	Odiets (1	iease opecity) 英恒 (調內i	73)	I e2 屬 □	140 小場 [2]	
development						
proposal cause any						
adverse impacts?		ate measure(s) to minimis			ease state the number,	
擬議發展計劃會否 造成不良影響?	請註明證	at breast height and species 量減少影響的措施。如涉 種(倘可)			收目、及胸高度的樹幹	
	*******			•••••		
					•	
		••••••	***********		•••••	

Gist of Application 申請摘要						
consultees, uploaded available at the Plant	to the ' ning Enq 文填寫 到資料查	Town Planning Boa uiry Counters of the 。此部分將會發送 詢處供一般參閱。	rd's Website fo Planning Depa 予相關諮詢人士)	s possible. This par or browsing and free rtment for general inf 上、上載至城市規劃	downloading formation.)	by the public and
Application No. 申請編號	(For Of	ficial Use Only) (請勿	刃填寫此欄)			
Location/address 位置/地址	NO. 3	S LINCOLN ROA	AD, KOWLO	ON TONG, KOW	LOON (NK	IL 713)
Site area 地盤面積			945.28	s	q. m 平方米	☑ About 約
心盆山1月	(include	es Government land	of包括政府:	土地	sq. m 平方米	:□ About 約)
Plan 圖則	APP S/K1		OON TONG	GOUTLINE ZO	NING PLA	N (OZP) NO.
Zoning 地帶	"RES	SIDENTIAL (GRO	UP C)(1)"			
Applied use/ development 申請用途/發展	CC BA	ONSTRUCT A CA	AR PARK AI	UILDING HEIGH ND AN ANCILLA DR PERMITT	ARY PLANT	
(i) Gross floor are and/or plot rat			sq.ı	n 平方米	Plot Ra	tio 地積比率
總樓面面積及 地積比率		Domestic 住用	540.35	☑ About 約 □ Not more than 不多於	0.6	□About 約 ☑Not more than 不多於
		Non-domestic 非住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
(ii) No. of blocks 憧數		Domestic 住用		1		
		Non-domestic 非住用				
		Composite 綜合用途				

(111)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米□ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
				Storeys(s) 層 ✔(Not more than 不多於)
			4	(Minclude 包括/ Exclude 不包括 Carport 停車間 Masement 地庫 Refuge Floor 防火層 Podium 平台)
		Non-domestic 非住用		m 米□ (Not more than 不多於)
				mPD 米(主水平基準上)□ (Not more than 不多於)
				Storeys(s) 層 □ (Not more than 不多於)
!		Composite 綜合用途		(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
				m 米□ (Not more than 不多於)
				mPD 米(主水平基準上) 口 (Not more than 不多於)
				Storeys(s) 層 □ (Not more than 不多於)
				(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		24.24	☑ 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 🗆 Not less than 不少於
		Public 公眾		sq.m 平方米 🗆 Not less than 不少於

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	4
	unloading spaces	Private Car Parking Spaces 私家車車位	3
	停車位及上落客貨 車位數目	Motorcycle Parking Spaces 電單車車位	
	一世級人口	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)	1
		Accessible Visitor Car Parking Space	
		Total no. of vehicle loading/unloading bays/lay-bys	1
		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	1
		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	·····	
	<u>Chinese</u> 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		Z
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Location Plan, Lot Index Plan, Excavation Plan and Extract of Kowloon		Z
Tong Outline Zoning Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\mathbf{Z}
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「レ」、註:可在多於一個方格内加上「レ」號		

Response-to-Comments

	Departmental Comments		Responses
	DPO/Kln, Planning Department (PlanD)		*
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.		requirement, 1 no. of additional PC parking space at basement level and 1 no. of LGV L/UL bay is
			Nevertheless, the proposed basement area is reduced from 715m ² to 689.165m ² for minimizing the basement size to accommodate 282.279m ² of car parking spaces and manoeuvring spaces, 241.867m ² of ancillary plant rooms, 129.819m ² of ramp, 33.9m ² lift and circulation space and 1.3m ² of pipe duct.
2.	Please clarify and confirm if the proposed basement structure would limit the at-grade planting area.] i	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	E F	

for our assessment.

It is noted from paragraph 6.4 of planning statement | The proposed minor relaxation of BHR can 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 carparks and plant rooms NOT in the basement) to justify the necessity of the proposed basement.

improve air ventilation and amenity in the area due to the followings:

- (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.

Please see the Alternative Scheme (without basement) at Appendix 2 for showing the difference below:

(a) The landscape area would reduce from 193,461m² to 64,304m². (b) The ancillary plant rooms would have to be provided at roof level and there would be more bulky building design. (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. 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. 5. Please provide planning and design merits to justify the Please see the planning and design merits in proposed relaxation of BHR. response to the assessment criteria as set out in the Explanatory Statement (ES) of the OZP for minor relaxation of BH restriction below: Providing Better Streetscape / Good Quality Street Level Public Urban Space 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

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.

Providing Separation Between Buildings to Enhance Air and Visual Permeability

- 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.

Innovative Building Design

 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

		neighbourhood as part of the Kowloon Tong Garden Estate (KTGE).
		Provision of At-grade Planting 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.
		Provision of Rainwater Recycling Plant Room - The proposed development includes a rainwater recycling plant room for compliance with Sustainable Building Design Guidelines.
	Landscape Unit, Planning Department (PlanD)	
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	1200mm) would be provided for at-grade tree planting.
	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.	
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.

τ,

	coverage of greenery calculation should be submitted separately to BD for approval as appropriate.	
	Transport Department (TD)	
	Please find below comments on the subject application from traffic engineering perspective:	e
(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.
	Environmental Protection Department (EPD)	
	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	Please note the followings: - there is no active industrial chimney within 200m from the site, as shown in the Indication Plan A at Appendix 4; and

	Guidelines (HKPSG) (re. Table 3.1, Chapter 9, HKPSG) can be met.	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.
		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.
(ii)	As regards the proposed car parks at basement level,	It is confirmed that the relevant guidelines/practice
	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.	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.	•
€	On sewerage, 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.

-1

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

•;

	Planning Statement.	Appendix 1.
	Architectural Services Department (ArchSD)	e e
(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.
	The Geotechnical Engineering Office (GEO) of Civil Engineering and Development Department (GEO, CEDD)	
(1)	The Geotechnical Engineering Office (GEO) has no adverse geotechnical comment on the application.	Noted.
	Electrical and Mechanical Services Department (EMSD)	*
1.	No Comments from our regulatory services perspective.	Noted.

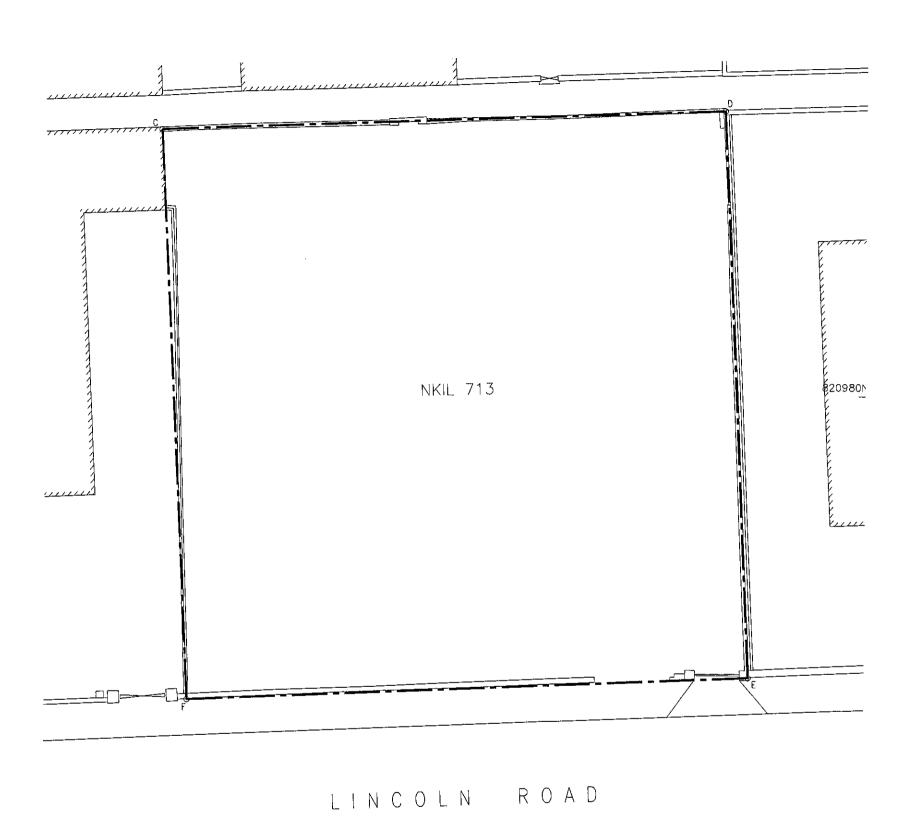
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Appendix 1

Revised Development Schedule and Proposed Layout Plans

Table 5.1 Proposed Development Schedule

. 178.0001	****		
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)		
- P 000 40 00 00 00 00 00 00 00 00 00 00 00	*		



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

BD REF.

FSD REF.

REV. DESCRIPTION DATE

A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

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

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

BLOCK PLAN

DATE

13 MAR 2025 AS SHOWN

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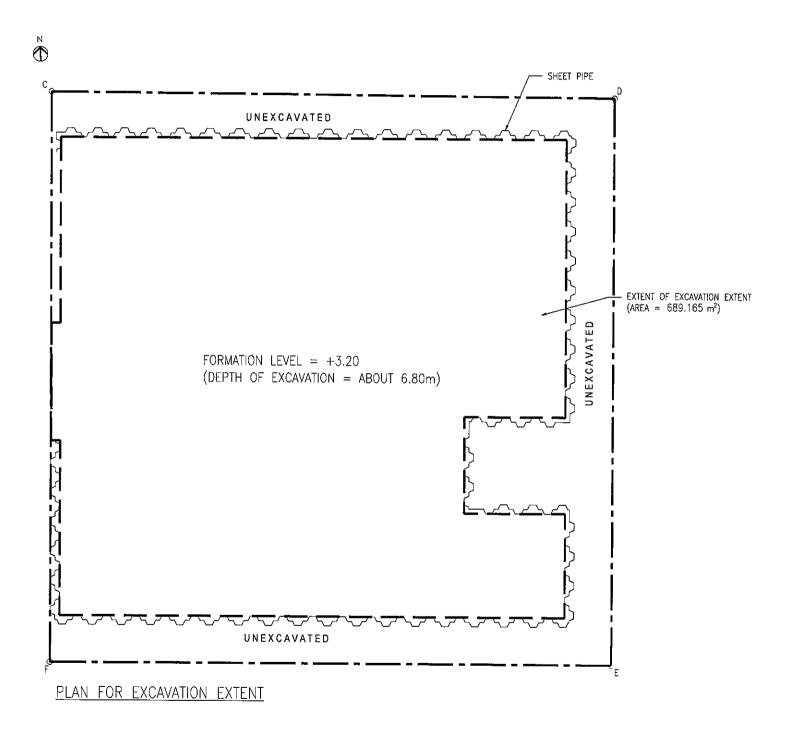
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BD REF. FSD REF.

> REV. DESCRIPTION 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

PLAN FOR EXCAVATION EXTENT

DATE 13 MAR 2025 SCALE AS SHOWN

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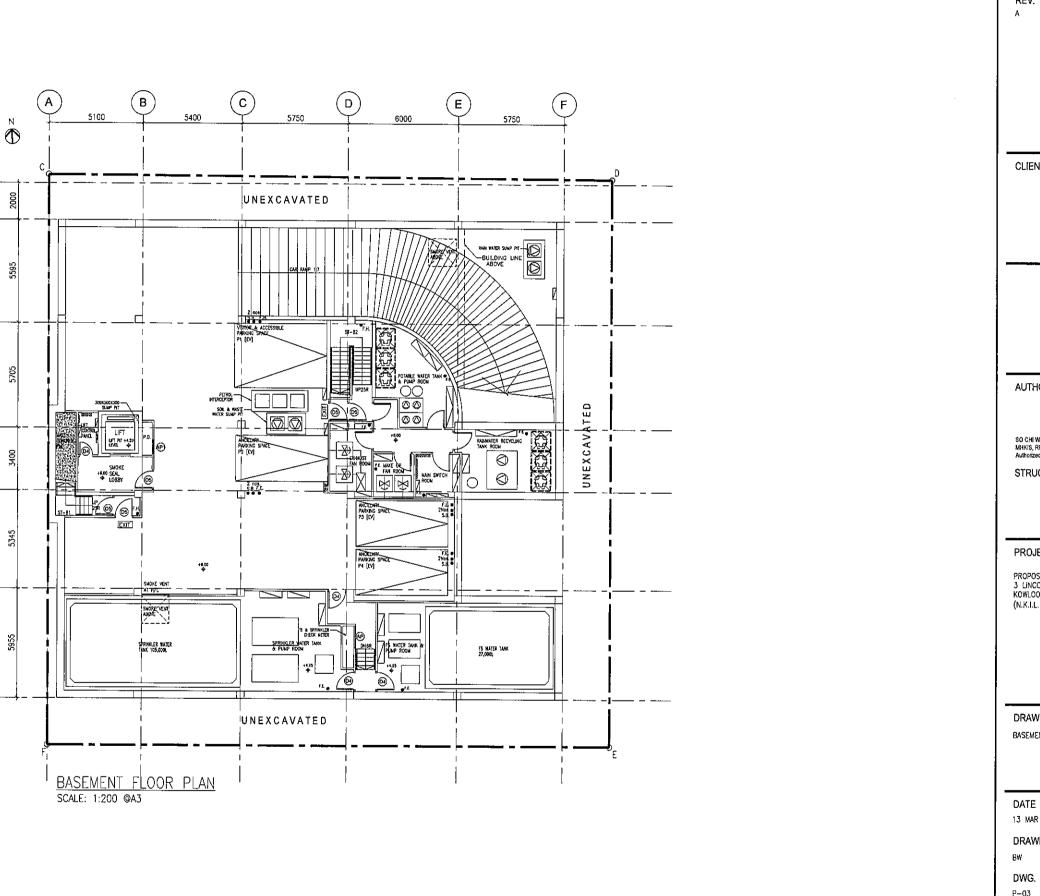
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FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)



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

BD REF. FSD REF.

REV. DESCRIPTION DATE 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

STRUCTURAL ENGINEER

PROJECT TITLE

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

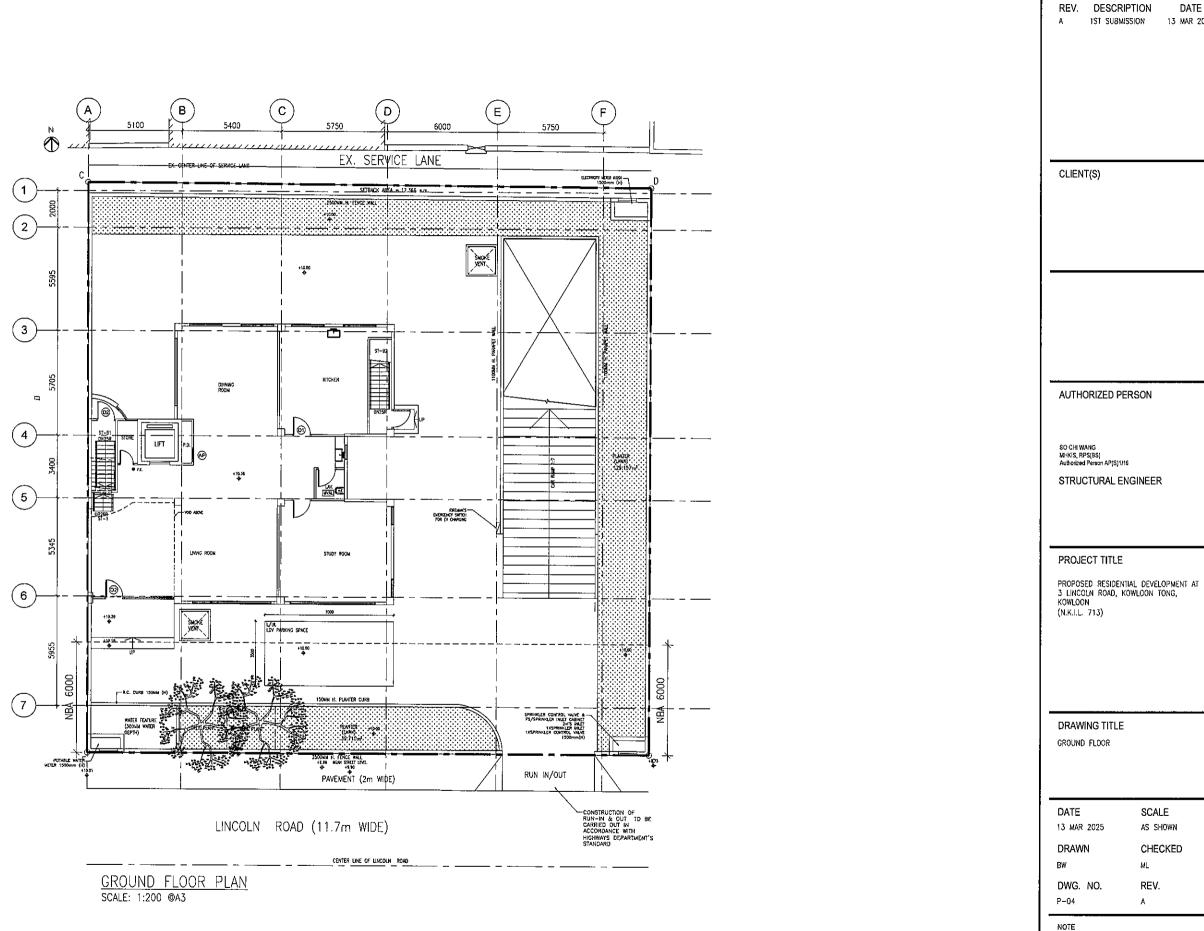
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BASEMENT FLOOR PLAN

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

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

BD REF.

1ST SUBMISSION

FSD REF.

SCALE

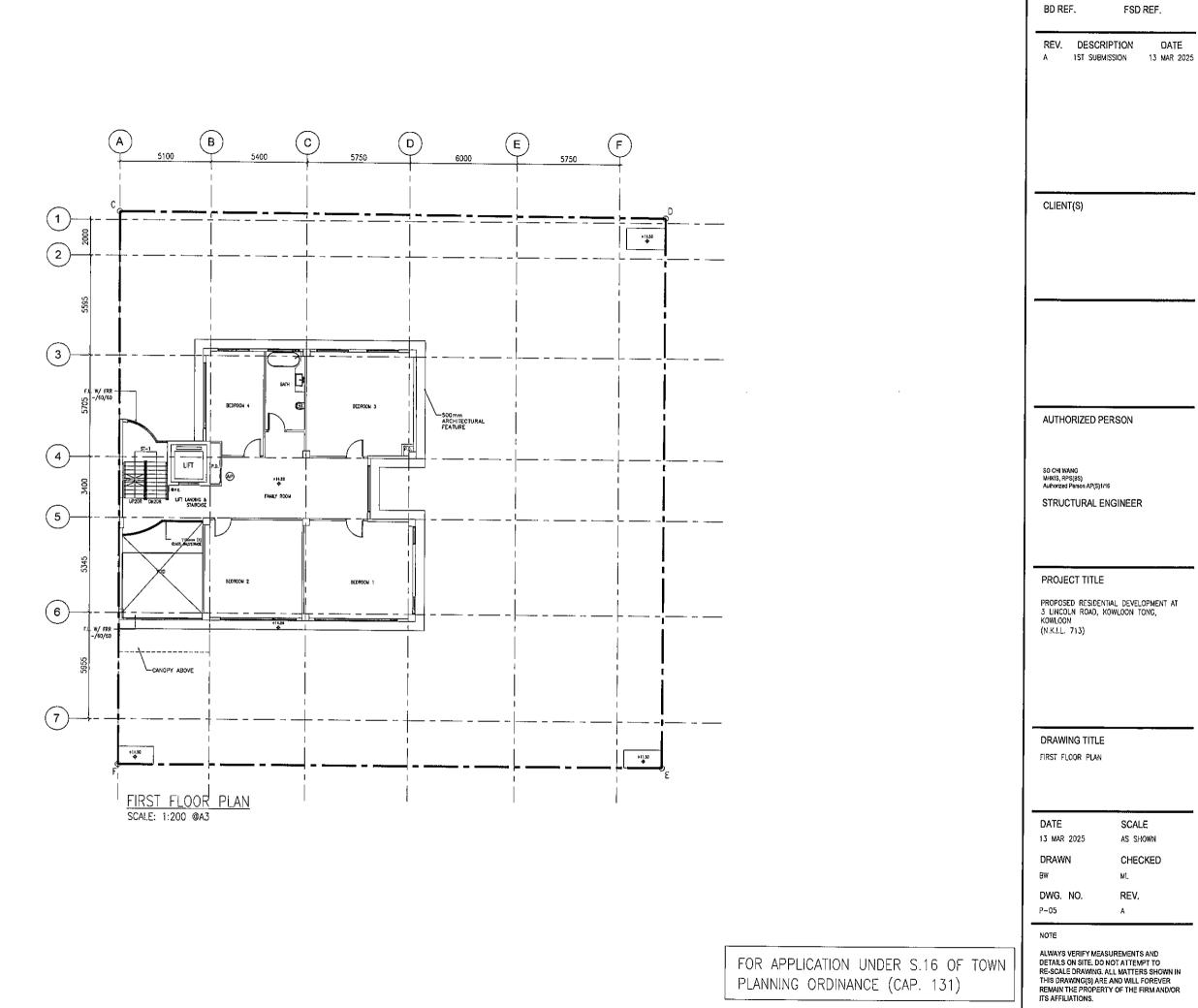
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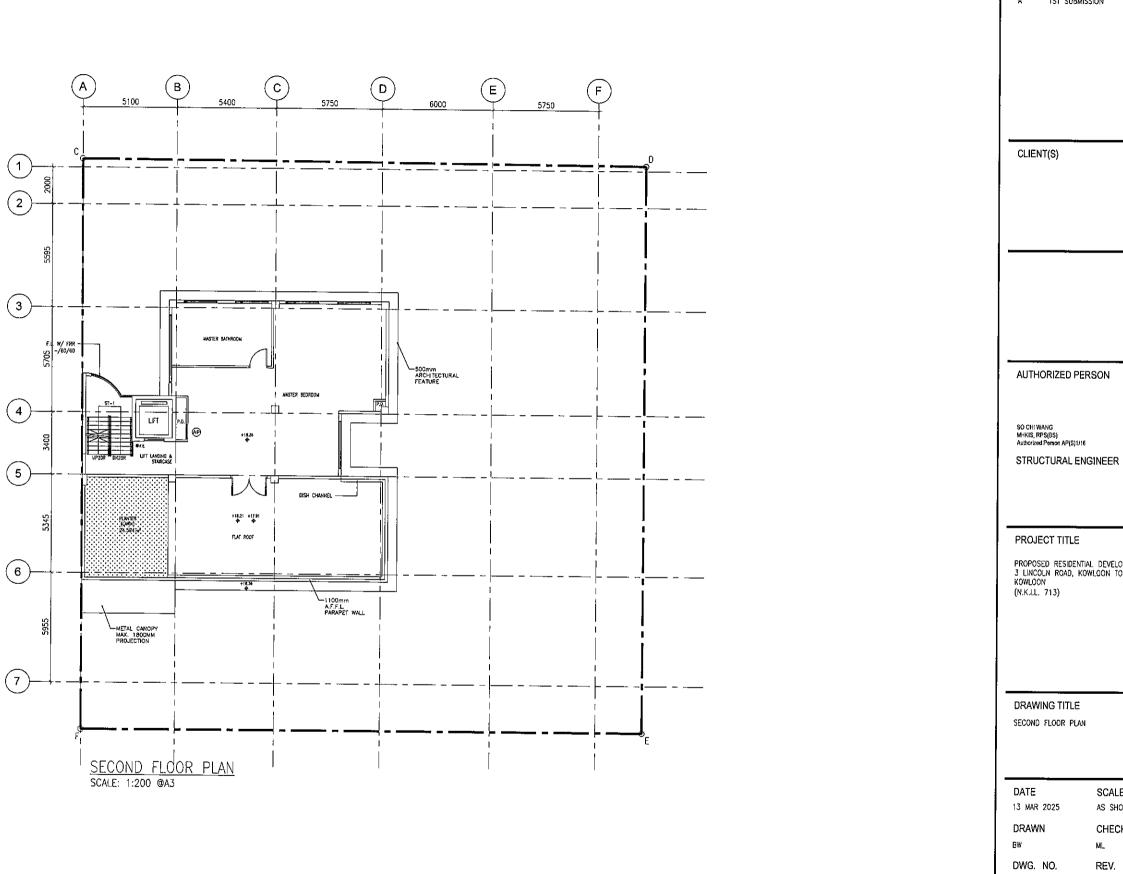
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DATE

13 MAR 2025





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

BD REF. FSD REF.

REV. DESCRIPTION DATE 1ST SUBMISSION 13 MAR 2025

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

SCALE AS SHOWN

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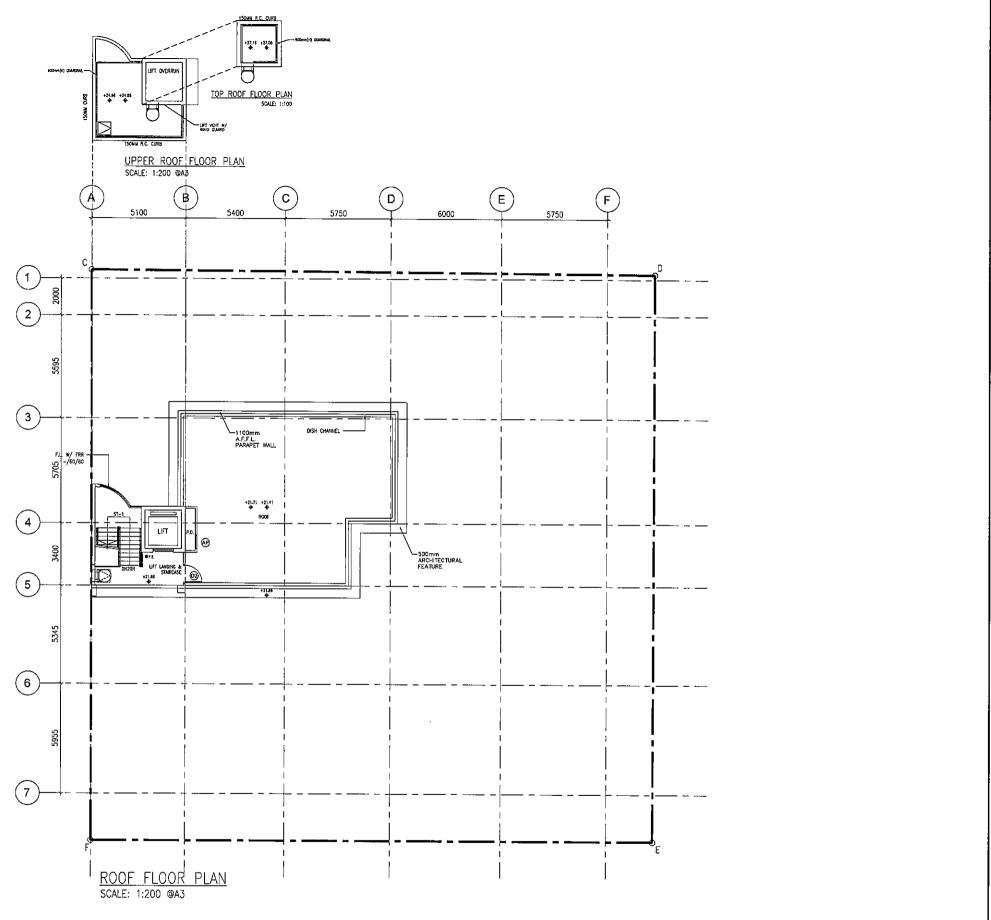
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FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)

8D 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

ROOF AND UPPER ROOF FLOOR PLAN

 DATE
 SCALE

 13 MAR 2025
 AS SHOWN

 DRAWN
 CHECKED

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 DWG. NO.
 REV.

 P-07
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NOTE

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SITE COVERAGE AND PLOT RATIO CALCULATION SITE AREA = LOT AREA CLASS OF SITE = 945.28 m² 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 m² FIRST FLOOR = 205.901 m² SECOND FLOOR = 129.238 m² ROOF = -

TOTAL GFA = 540.35 m²

PERMITTED SITE COVERAGE = 66.6%

PROPOSED SITE COVERAGE = 229.090 / 945.28

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

AREA OF GFA CONCESSION

ARCA OF GFA CONCESSION	
BASEMENT: 1. CAR PARKING SPACE & MANEUVERING SPACE 2. CAR RAMP 3. ESSENTIAL PLANT ROOMS 4. LIFT AND CIRCULATION SPACE 5. PIPE DUCT	= 282.279 m ² = 129.819 m ² = 241.887 m ² = 33.900 m ² = 1.300 m ²
OTAL BASEMENT AREA	= 689.165 m ²
5/F: 1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT 2. F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER	= 15.944 m ² = 6.765 m ²
/F: 1. VOID	= 16.424 m ²
1. DOG HOUSE 2. STAIRCASE & LIFT SHAFT	= 1.625 m ² = 24.398 m ²
OTAL	= 754.321 m ²

TOTAL CONSTRUCTION AREA

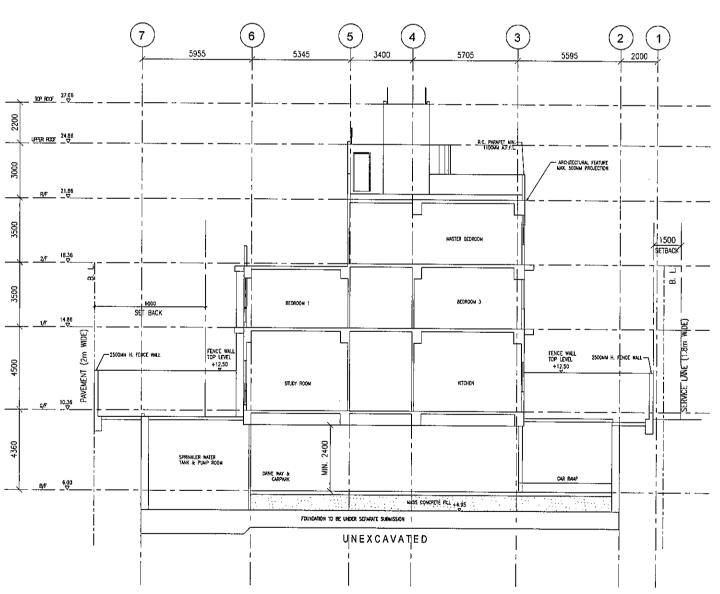
TOTAL ADDA		1001.070
ROOF	=	26.023 m
SECOND FLOOR	=	129.238 m
FIRST FLOOR	=	222.325 m
GROUND FLOOR	=	227.921 m
BASEMENT FLOOR	=	689.165 m
DACENCHT FLOOR		222 4 55
DASSMENT FLOOR		COO 155

LANSCAPE AREA

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

LANSCAPE RATIO

193.461 m^2 (PROVIDED) / 945.28 m^2 = 20.456 %



<u>SECTION 1-1</u> 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(38)
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

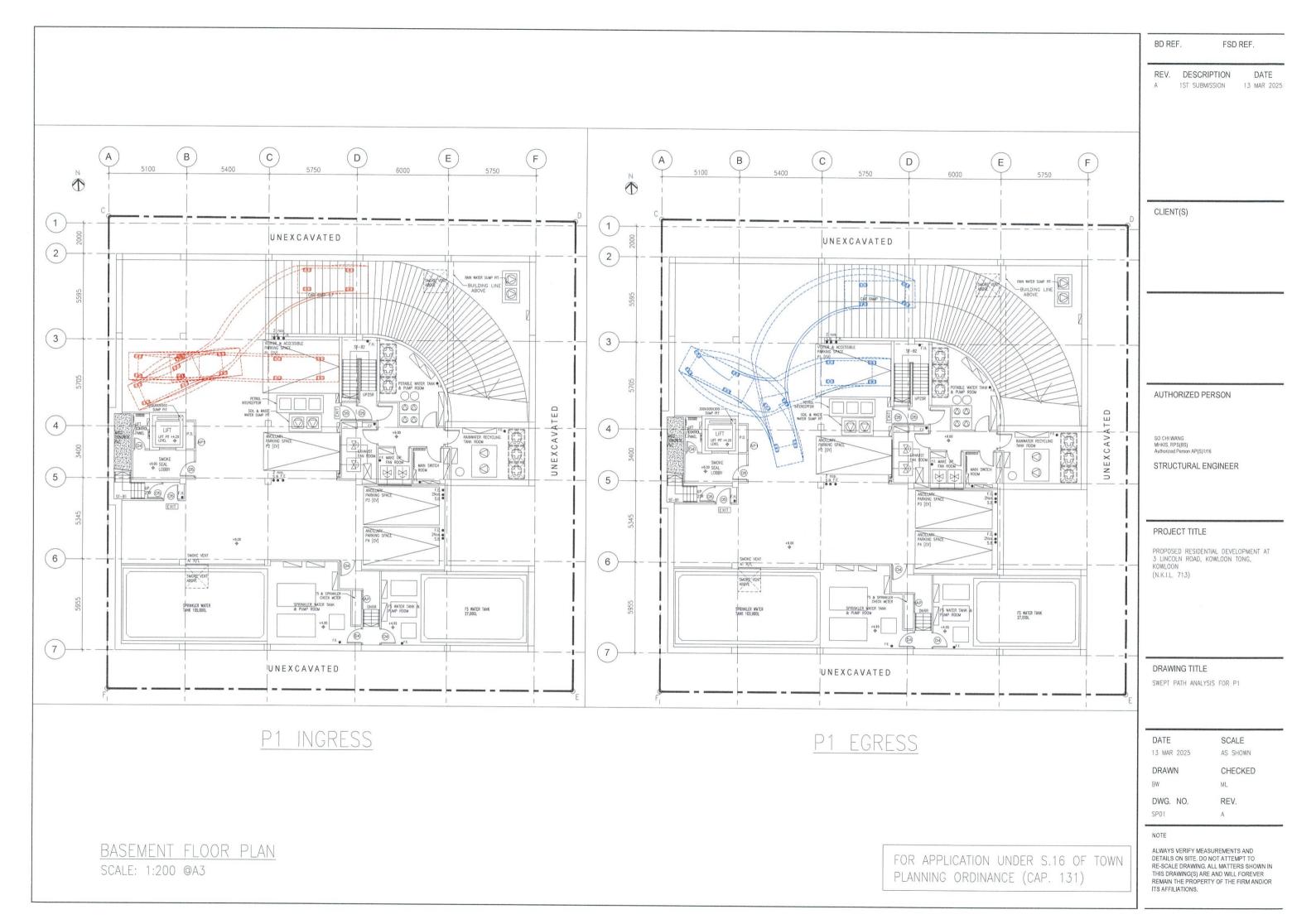
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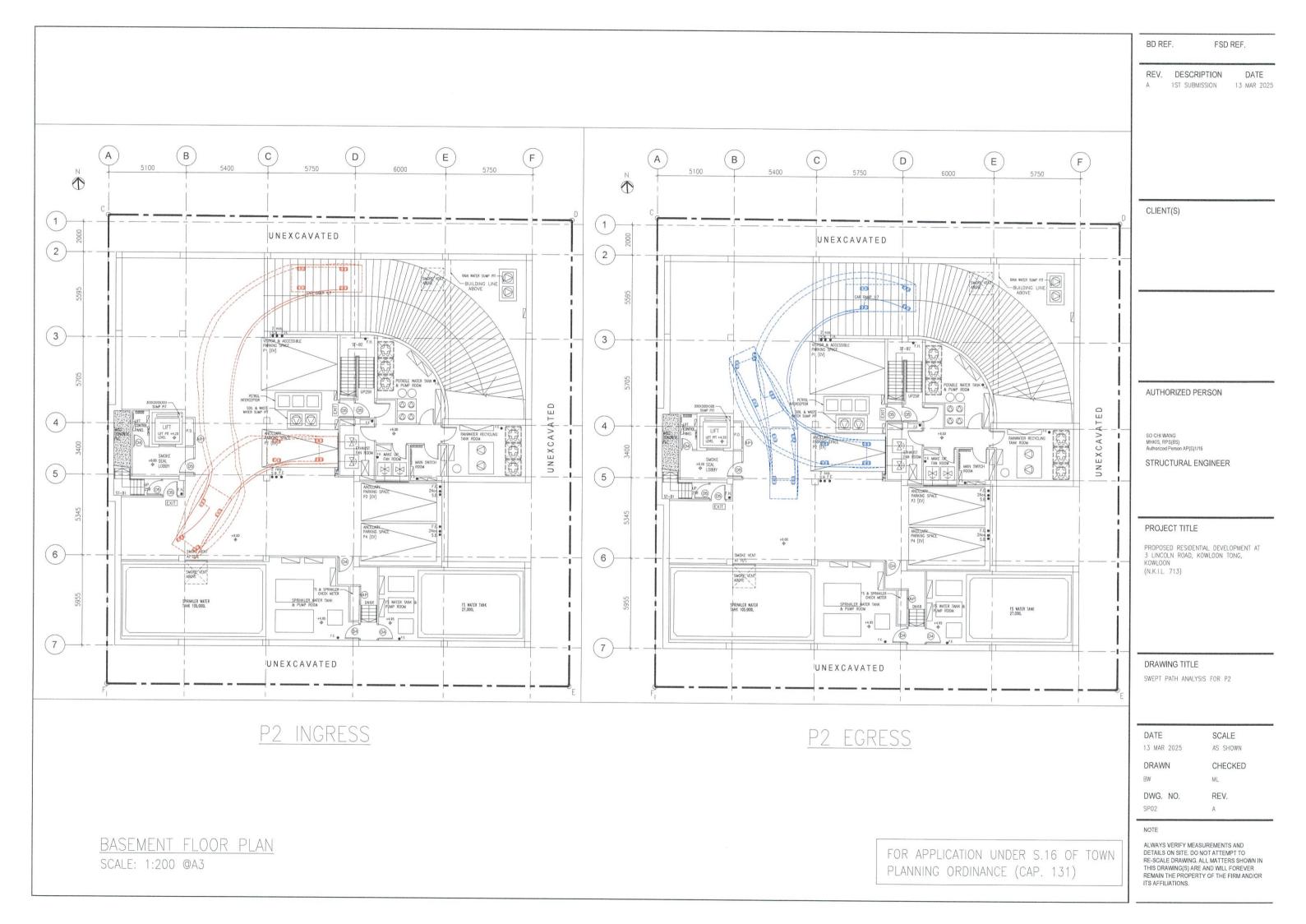
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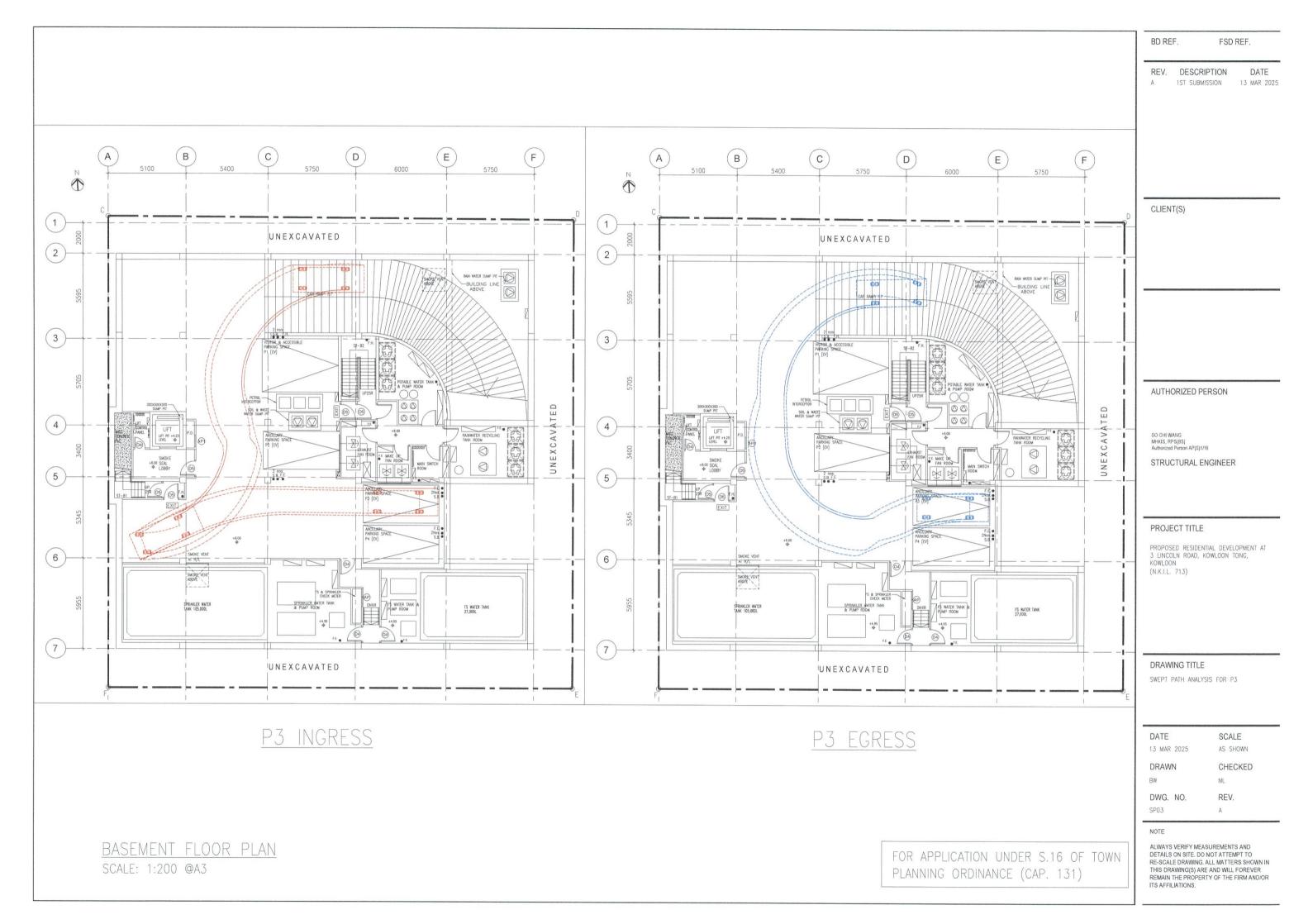
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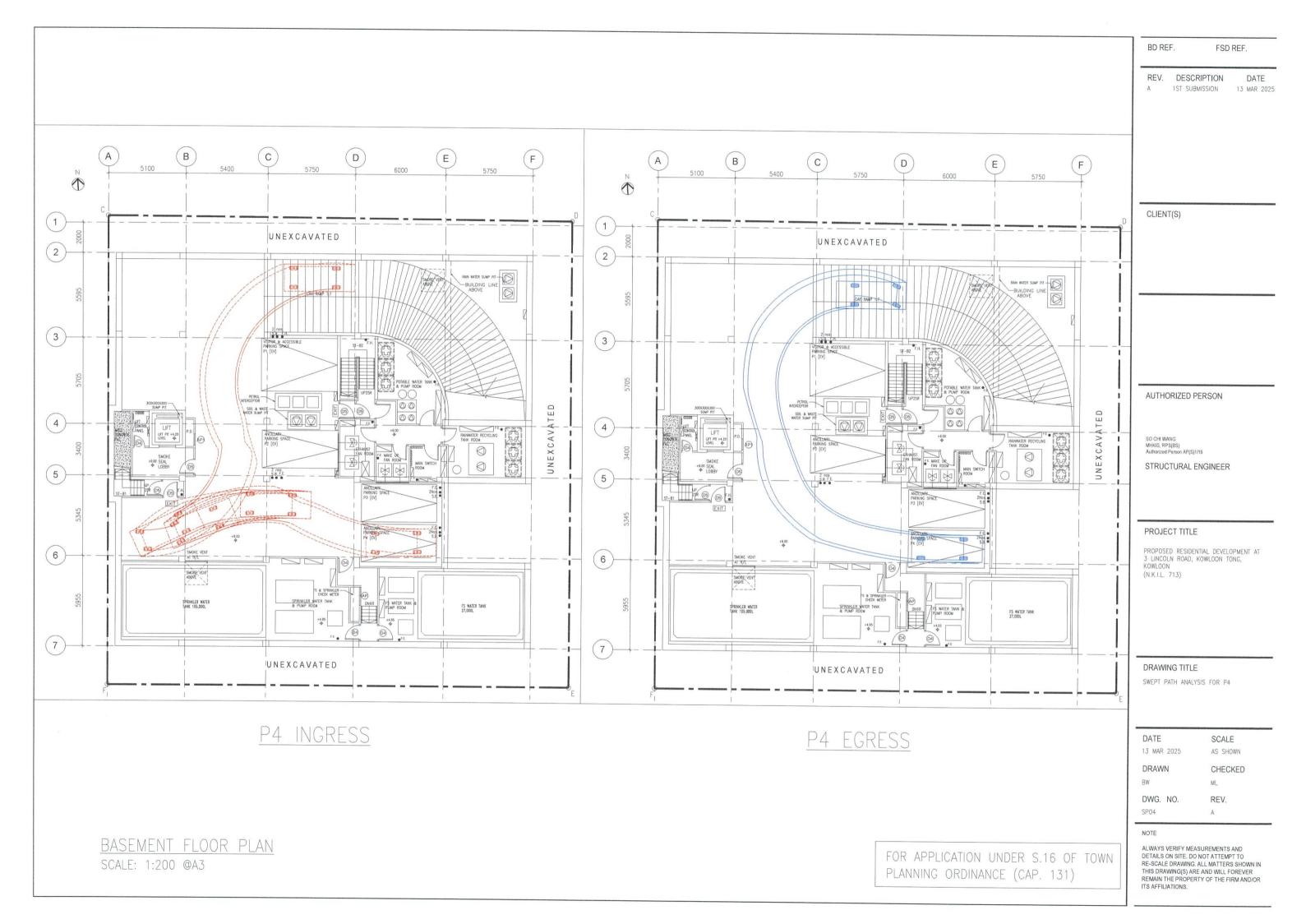
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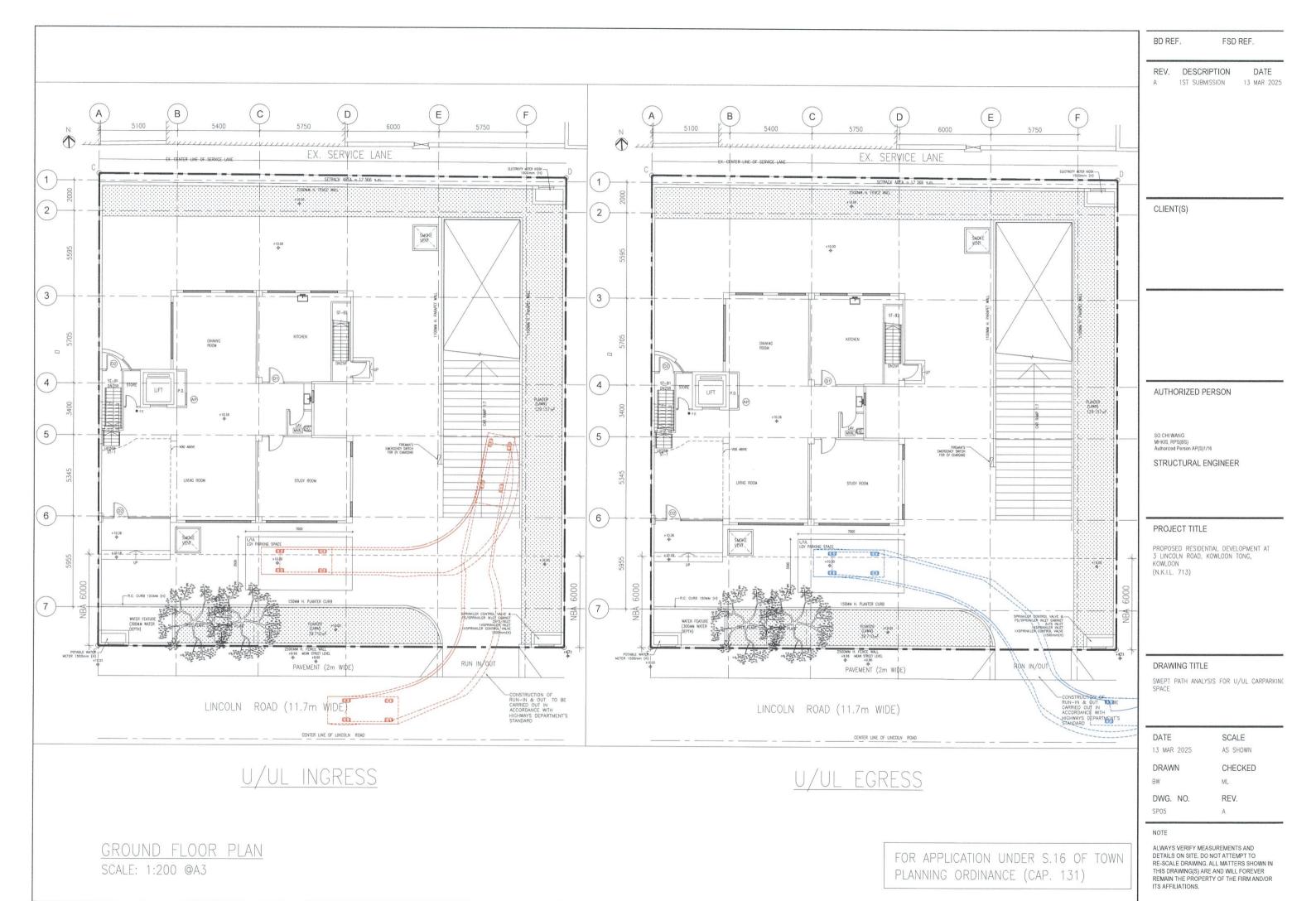
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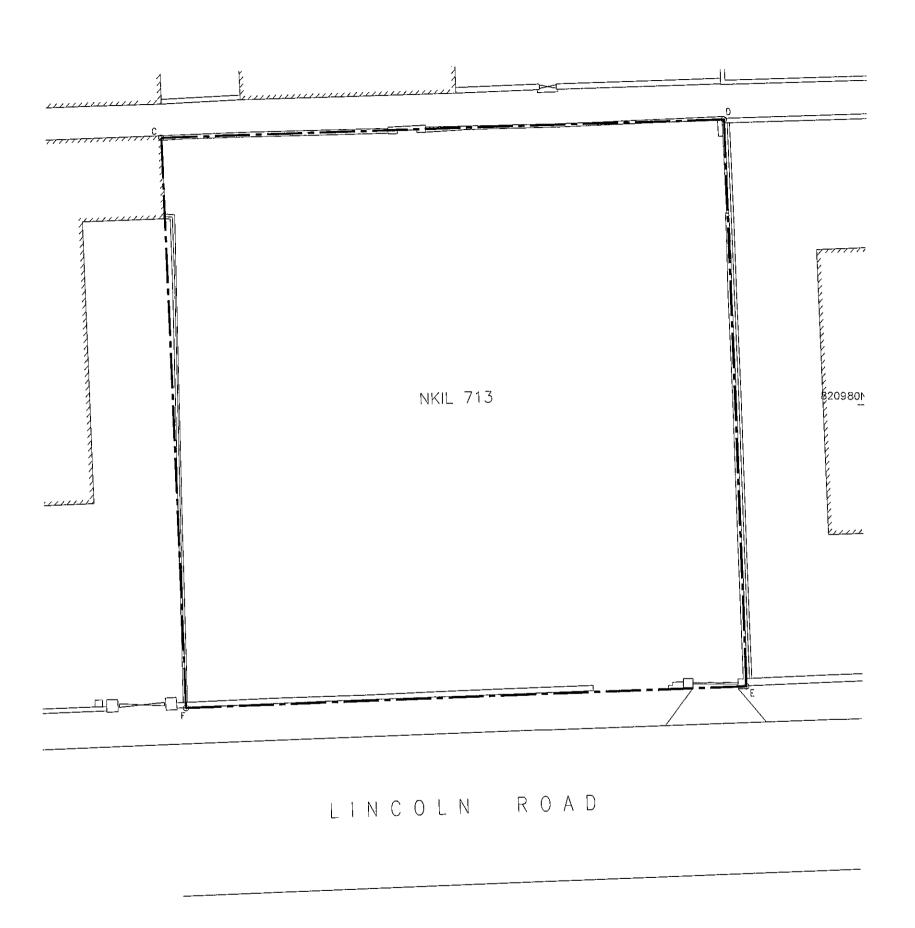






Appendix 2

Alternative Scheme (without Basement)



BD REF. FSD REF.

REV. DESCRIPTION DATE
A 1ST SUBMISSION 13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

MHKIS, RPS(BS)
Authorized Person AP(S)1/II

STRUCTURAL ENGINEER

PROJECT TITLE

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

DRAWING TITLE

BŁOCK PLAN

DATE 13 MAR 2025 SCALE AS SHOWN

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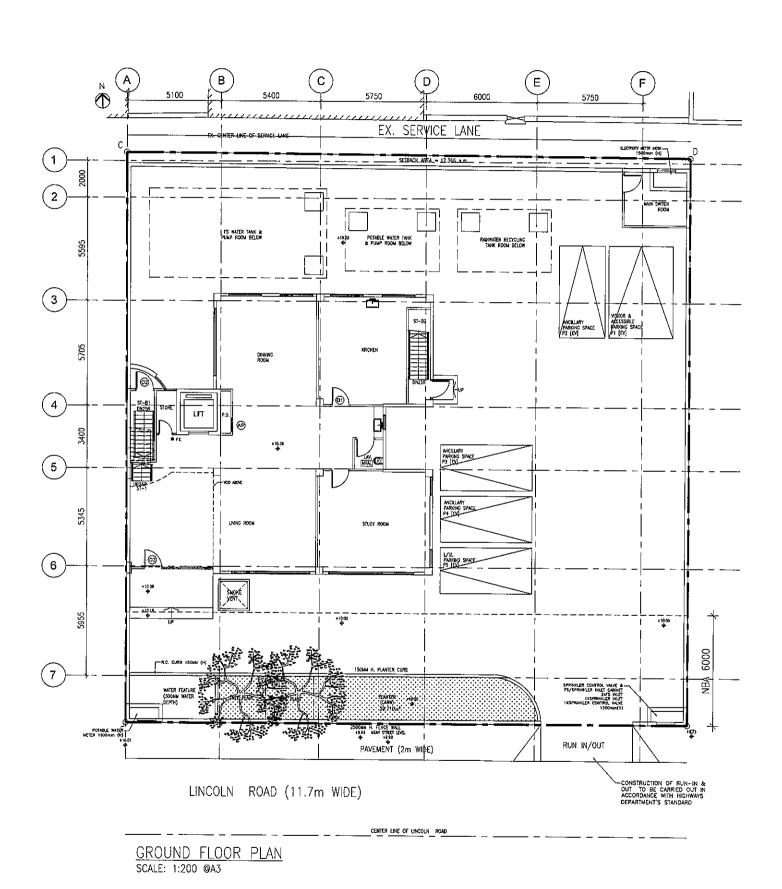
DWG. NO.

P-01

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

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 13 MAR 2025 SCALE AS SHOWN

DRAWN

CHECKED ML

DWG. NO. P-04

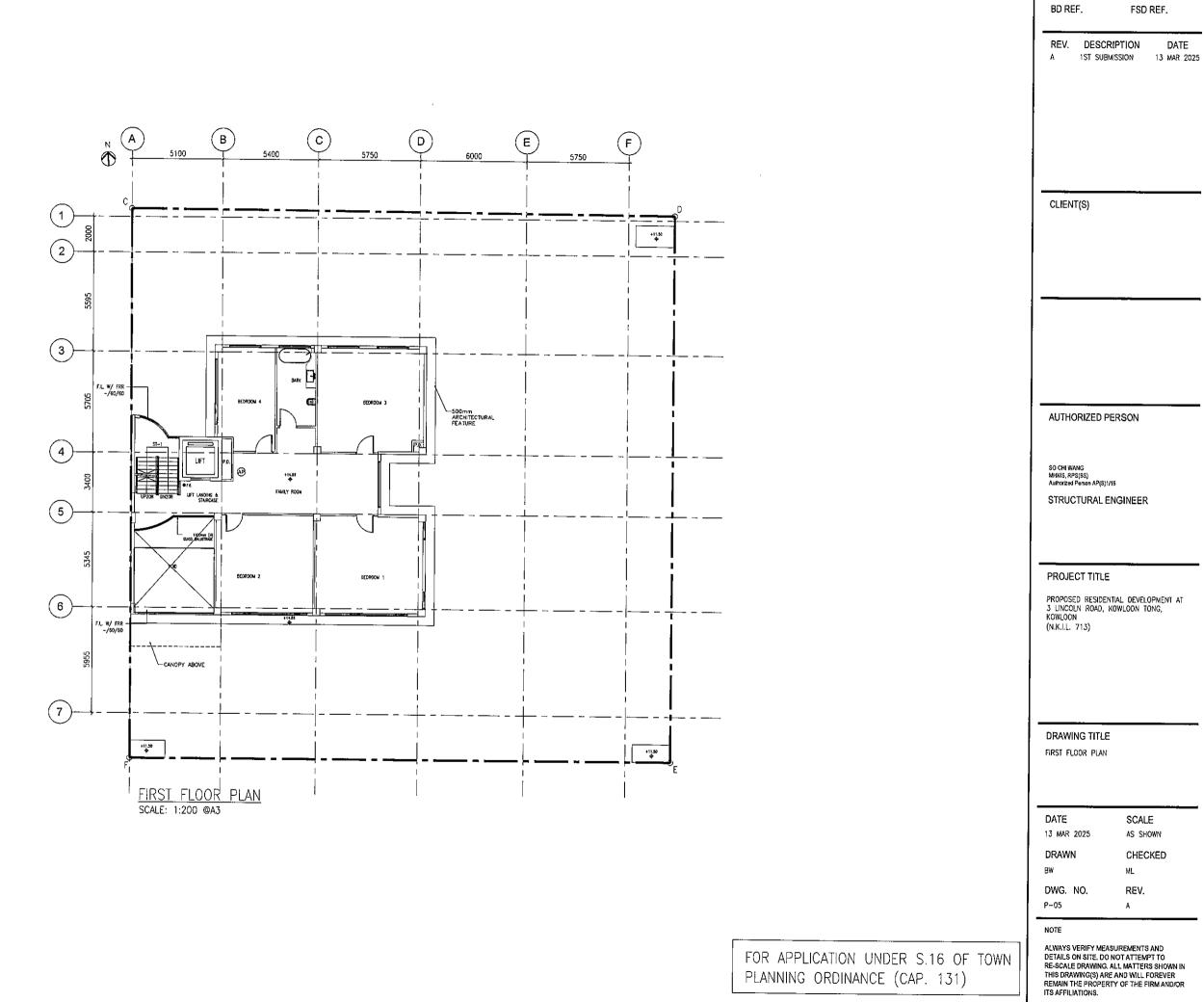
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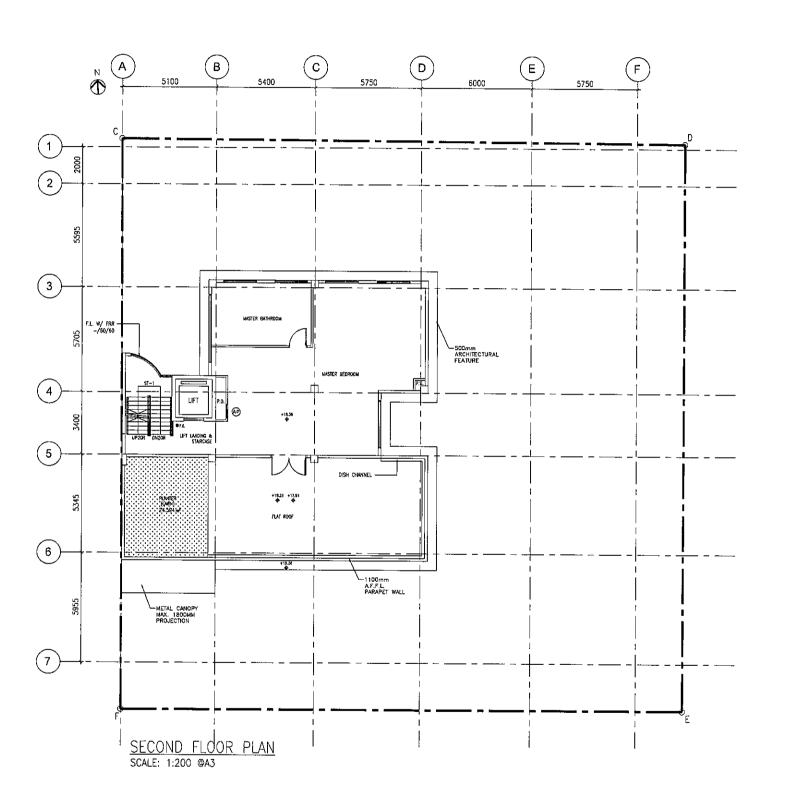
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FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)



PLANNING ORDINANCE (CAP. 131)



BD REF. FSD REF.

REV. DESCRIPTION DATE

13 MAR 2025

1ST SUBMISSION

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
SECOND FLOOR PLAN

DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED

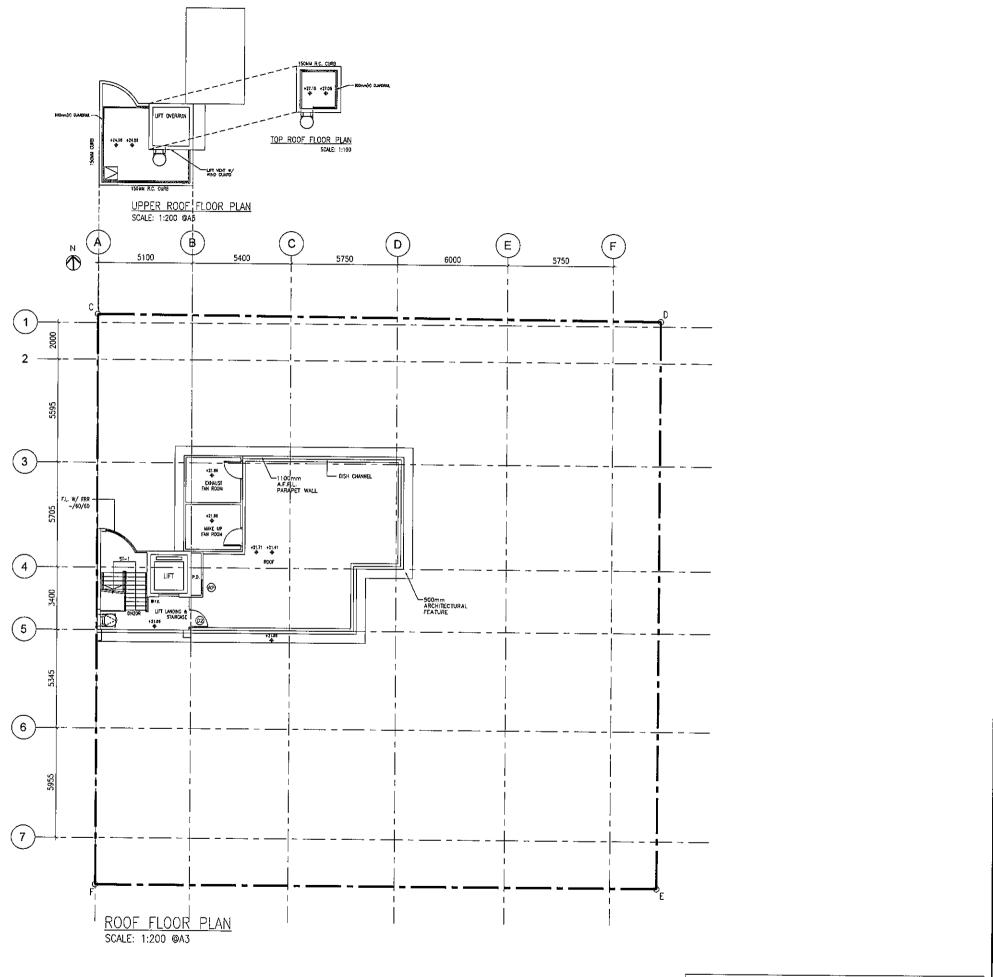
BW ML

DWG. NO. REV.
P-06 A

ТОИ

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



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

BD REF.

REV. DESCRIPTION
A 1ST SUBMISSION

13 MAR 2025

FSD REF.

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

ROOF AND UPPER ROOF FLOOR PLAN

DATE SCALE
13 MAR 2025 AS SHOWN
DRAWN CHECKED

BW ML
DWG. NO. REV.

P-07 A

NC

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 = LOT AREA SITE AREA CLASS OF SITE

 $= 945.28 \text{ m}^2$ BUILDING HEIGHT = A

= ROOF LEVEL - GROUND FLOOR LEVEL

= 21.86 - 10 = 11.86m

PROPOSED PLOT RATIO = 540.35 / 945.28

= 0.572 GROUND FLOOR $= 205.212 \,\mathrm{m}^2$ FIRST FLOOR SECOND FLOOR = 205.901 m² = 129.238 m²

TOTAL GFA $= 540.35 \text{ m}^2$

PERMITTED SITE COVERAGE = 66.6% PROPOSED SITE COVERAGE = 229.090 / 945.28

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

AREA OF GFA CONCESSION

TOTAL

B/F: 1. ESSENTIAL PLANT ROOM $= 81.468 \text{ m}^2$ = 6.765 m²= 9.186 m²F.S.I., ELECTRICITY METER KIOSK & POTABLE WATER METER ESSENTIAL PLANT ROOM 1/F: 1. VOID $= 16.424 \text{ m}^2$

= 1.625 m²= 24.398 m²= 16.656 m²DOG HOUSE
 STAIRCASE & LIFT SHAFT
 ESSENTIAL PLANT ROOM

 $= 156.522 \text{ m}^2$

TOTAL CONSTRUCTION AREA

TOTAL AREA $= 686.975 \text{ m}^2$

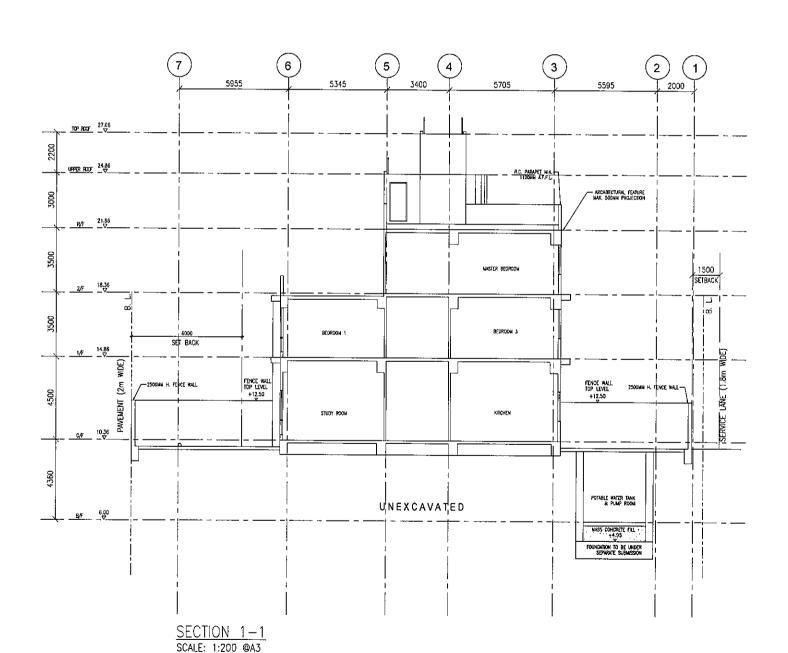
LANSCAPE AREA

GROUND FLOOR SECOND FLOOR = 39.710 m^2 = 24.594 m^2 TOTAL AREA = 64.304 m²

LANSCAPE RATIO

64.304 m² (PROVIDED) / 945.28 m²

= 6.803 %



P-08 NOTE FOR APPLICATION UNDER S.16 OF TOWN

PLANNING ORDINANCE (CAP. 131)

BD REF. FSD REF. REV. DESCRIPTION DATE 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

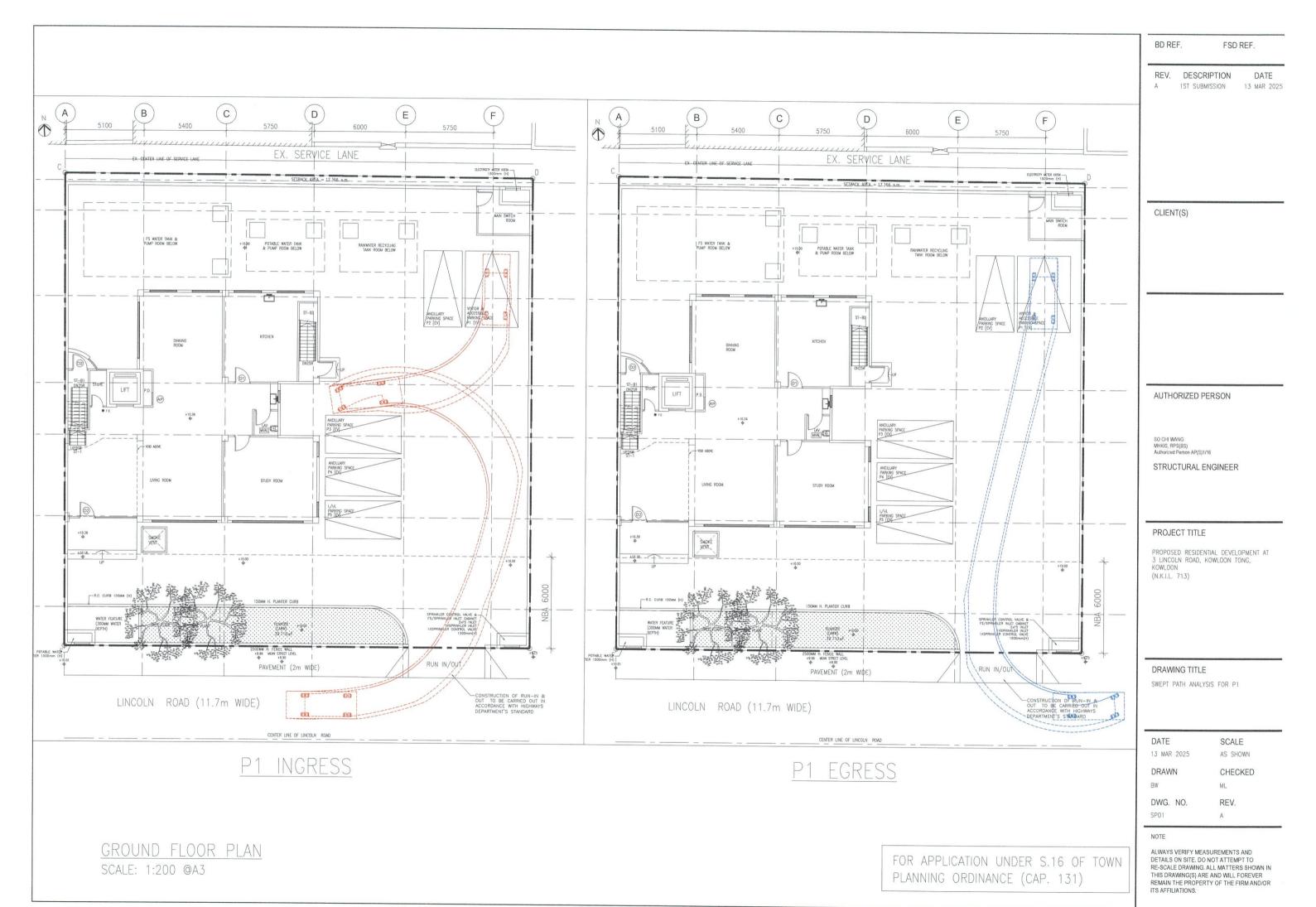
SECTION AND CALCULATION

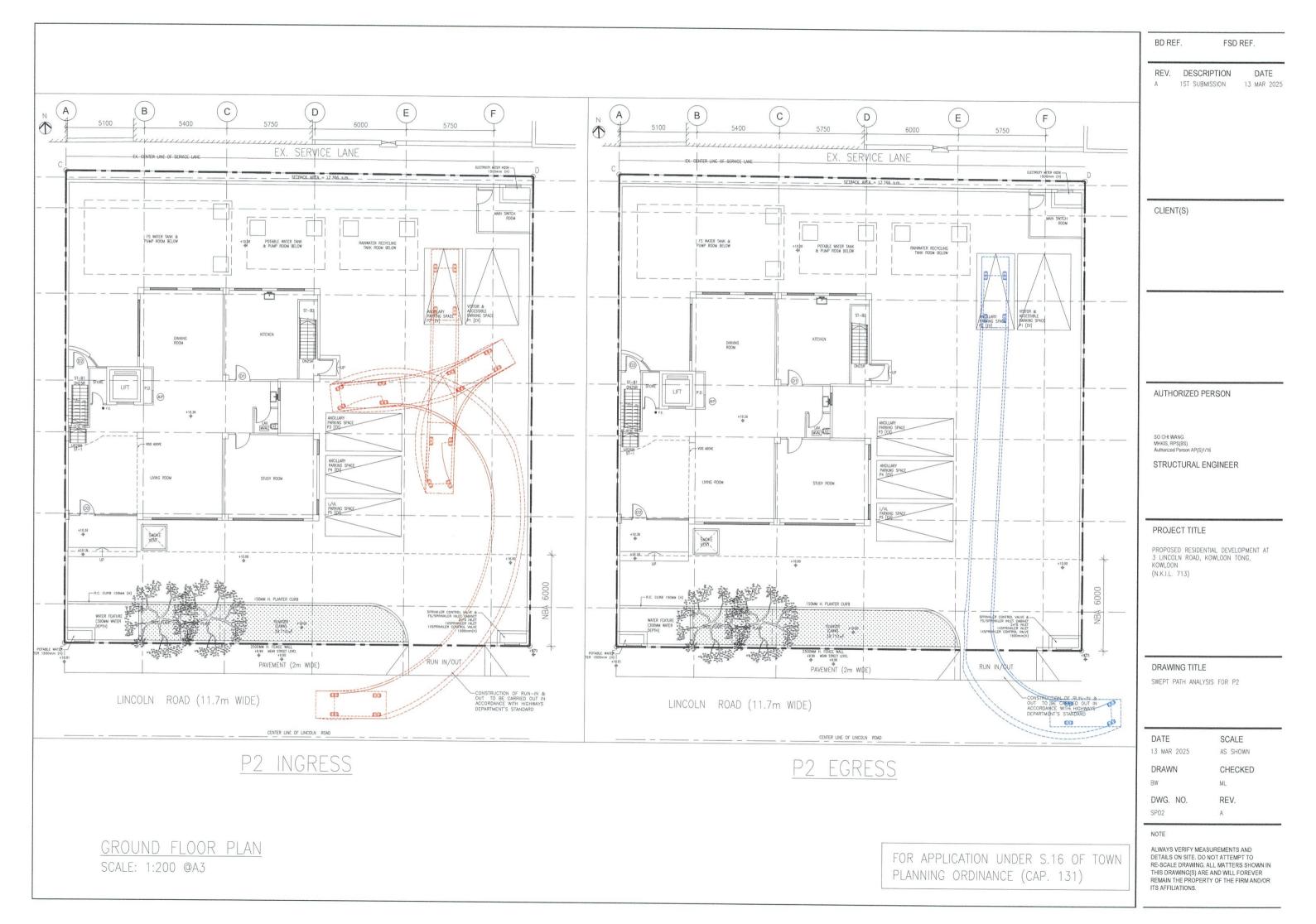
DATE SCALE 13 MAR 2025 AS SHOWN

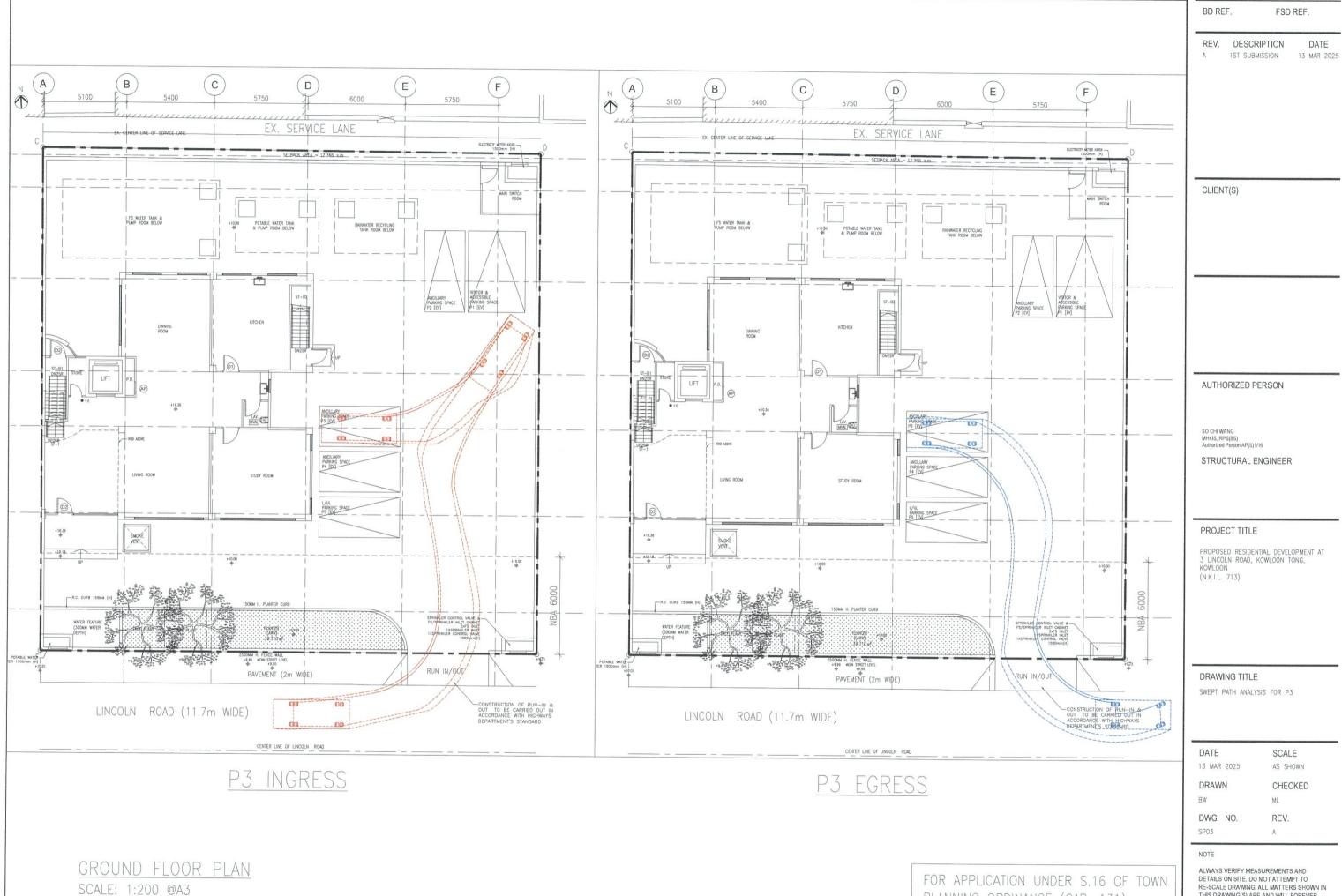
DRAWN CHECKED ML

REV. DWG. NO.

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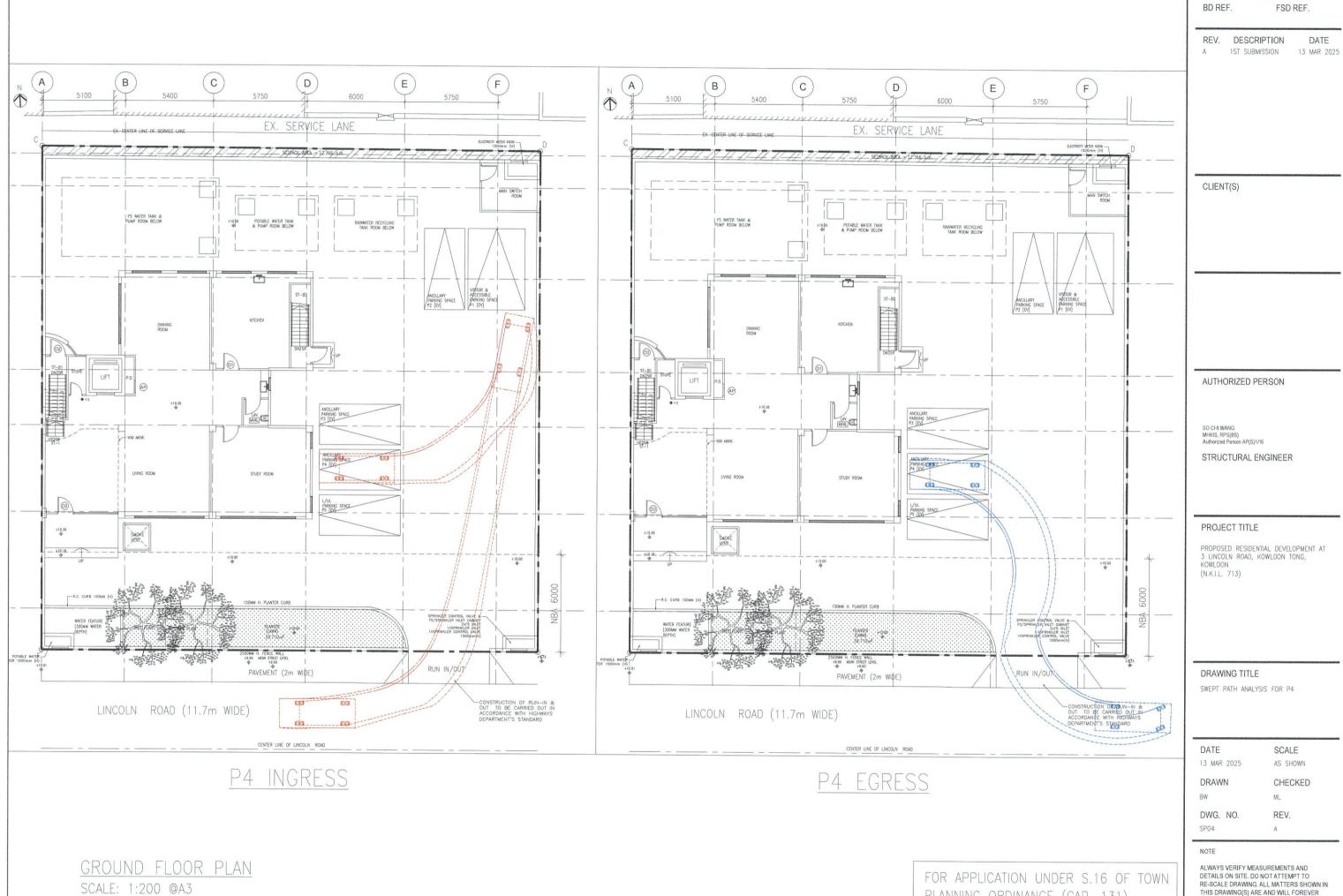






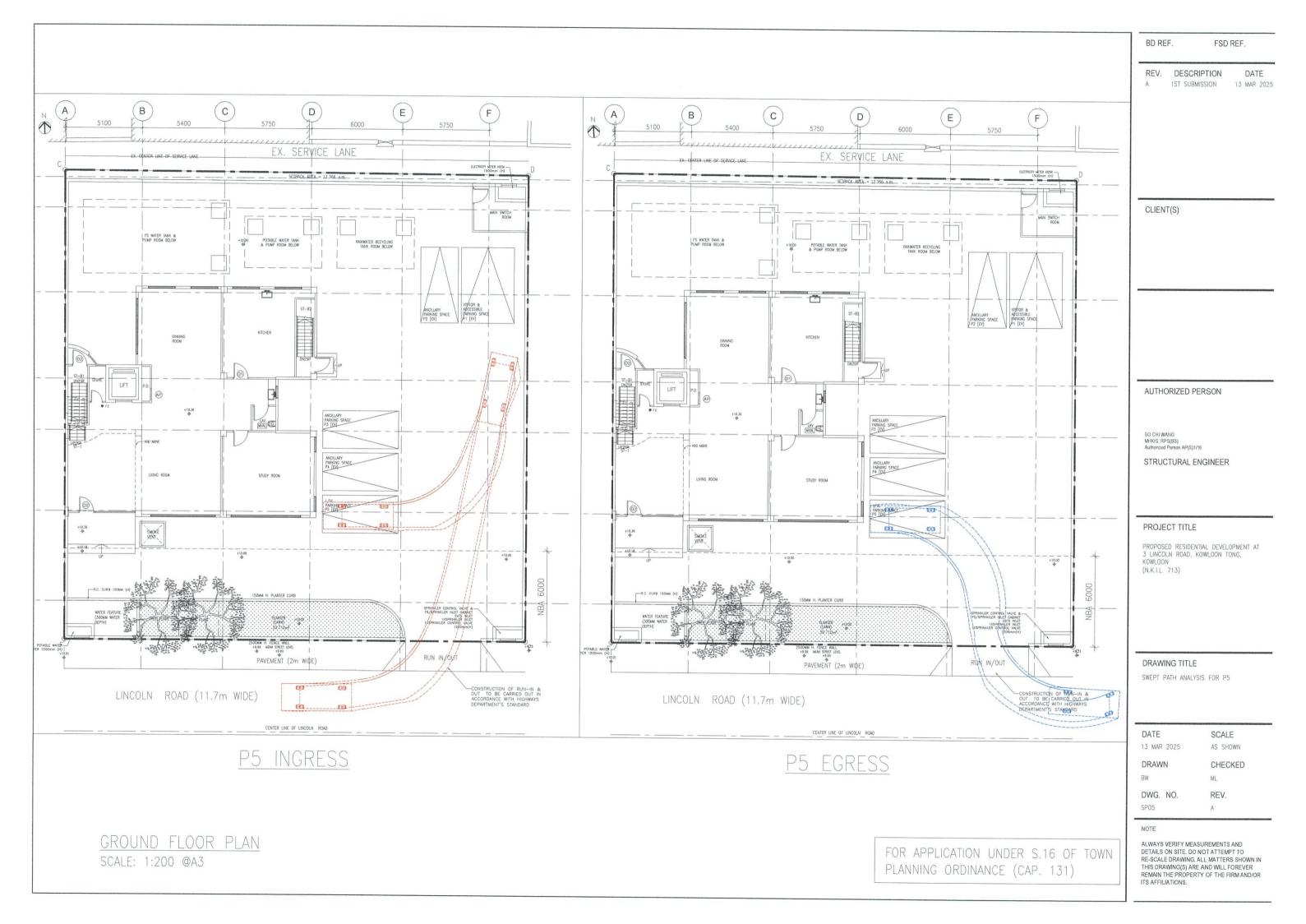
DETAILS ON SITE. DO NOT ATTEMPT TO RE-SCALE DRAWING. ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.

PLANNING ORDINANCE (CAP. 131)



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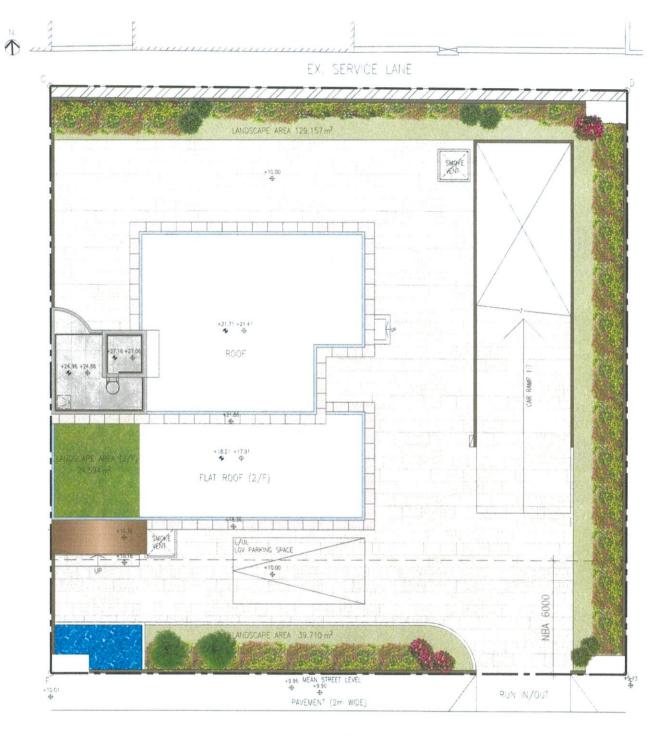
PLANNING ORDINANCE (CAP. 131)



Appendix 3

Landscape Proposal

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



LINCOLN ROAD (11.7m WIDE)

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 × 600	500		
Duranta Repens 'variegata'	花葉假連翹	300 x 300	250		
Rhododendron simsii	杜鵑	300 × 300	200		
Lxora coccinea	黃花龍船花	250 x 250	200		
Hibiscus rosa-sinensis	朱槿	500 × 500	400		
Duranta erecta	金連翹	300 × 300	250		
Ficus microcarpa 'Golden Leaves'	黄金榕	500 × 500	400		

Legend



Feature Tree



Terminalia mantaly 小葉欖仁

Planting Photos

Schrubs & Ground Covers



Duranta erecta 金連翹



Ficus microcarpa 'Golden Leaves' 黄金榕



Duranta Repens 'variegata' 花葉假連翹



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



Rhododendron simsii 杜鵑



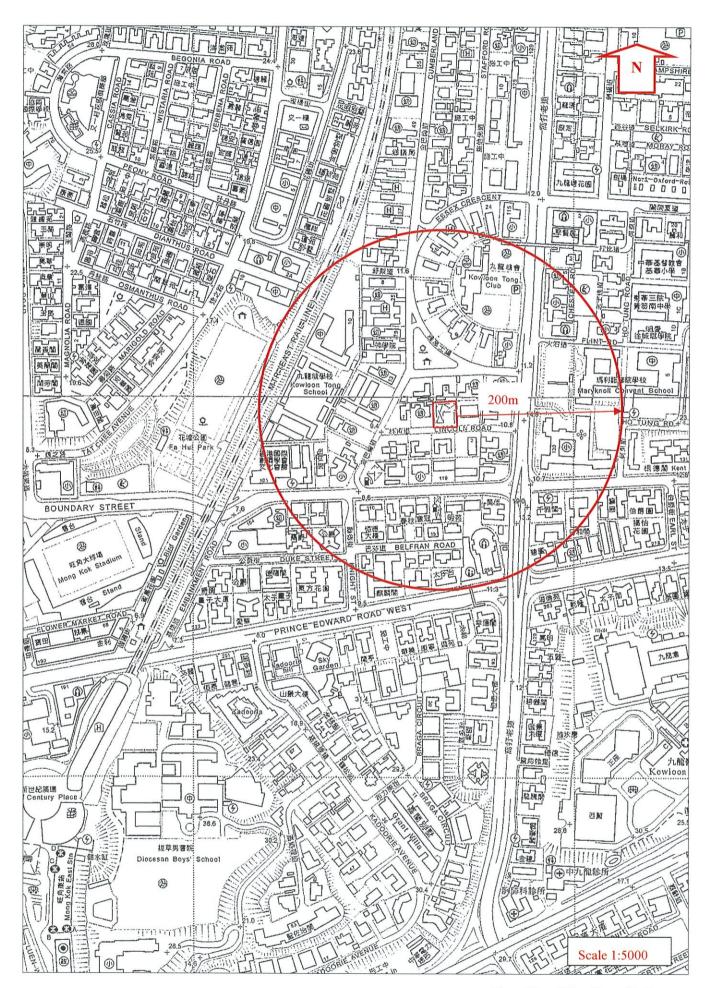
Lxora coccinea 黃花龍船花



Hibiscus rosa-sinensis 朱槿

Appendix 4

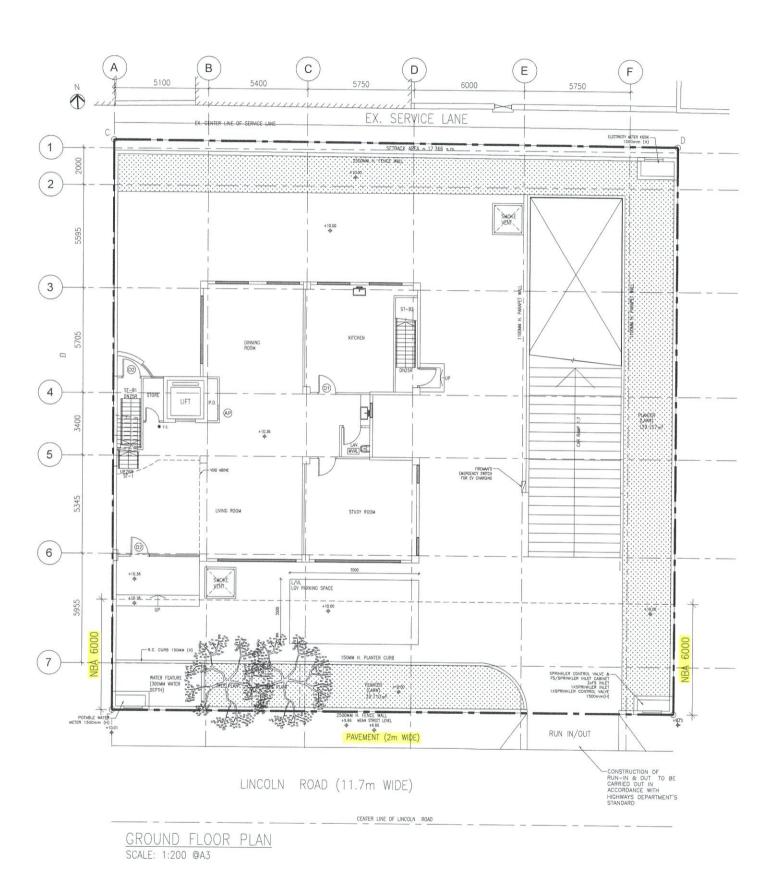
Indication Plan A



For Identification Only

Appendix 5

Indication Plan B



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.

P-04 A

NOT

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

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Appendix Ii of MPC Paper No. A/K18/349 & 350

宏 基

師

9/F, Hecny Tower, 9 Chatham Road South, Tšim 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/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







(Valuation & Land Administration



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.

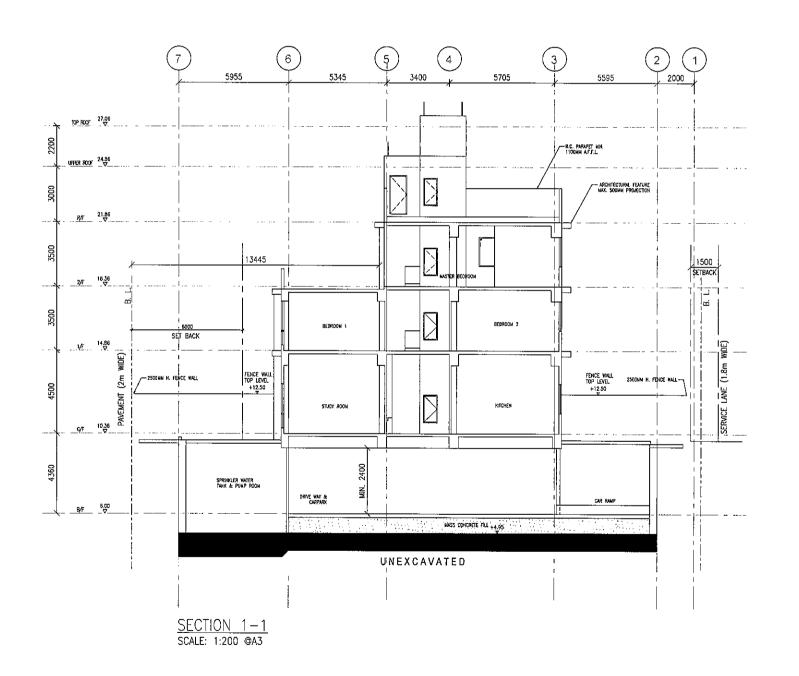
RK/AL

Response-to-Comments

	Departmental Comments	Responses
	Transport Department (TD)	
	Please find below comments on the subject application from traffic engineering perspective:	•
	Revised Plan (with basement)	
(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 > 160m2.	Noted.
	Alternative Plan (without basement)	•
(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.	Scheme with provision of 1 no. of GV

Appendix 1

Revised Section Plan of the Proposed Layout Plan



BD REF.

FSD REF.

REV. DESCRIPTION 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 13 MAR 2025

DRAWN

DWG. NO. REV. Α

SCALE

AS SHOWN

CHECKED

P-08

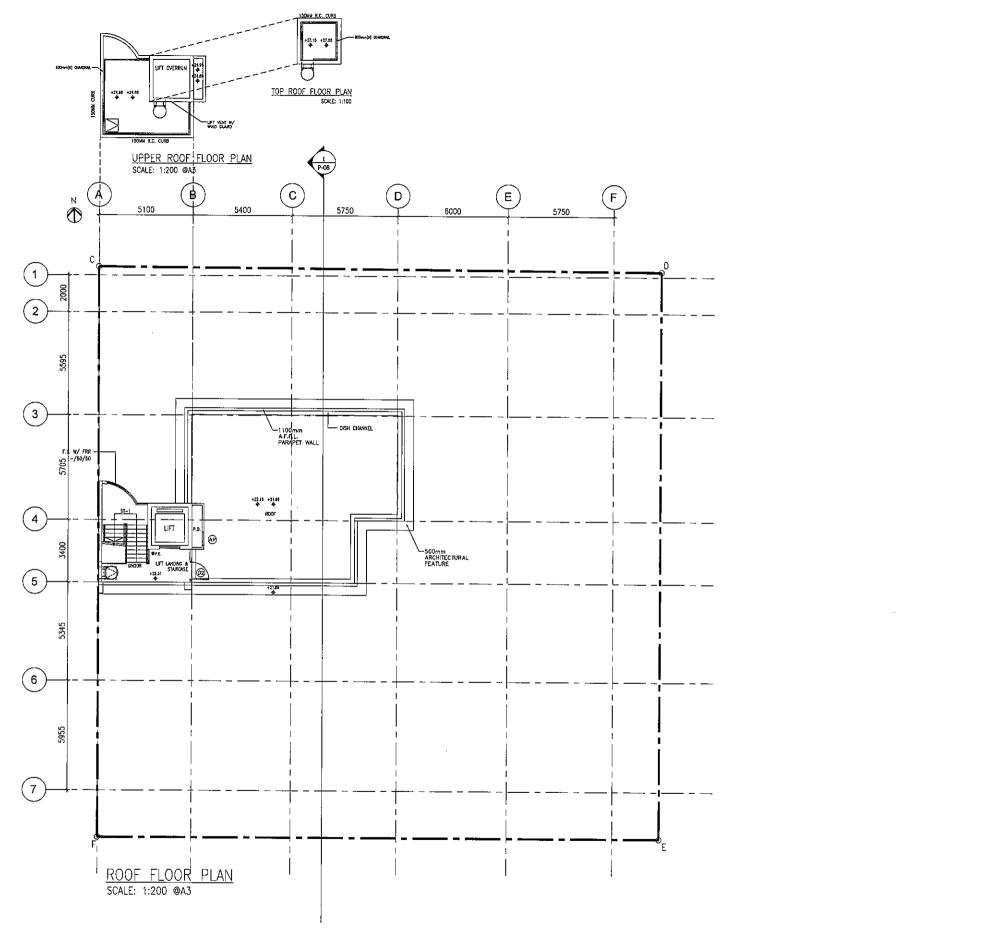
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FOR APPLICATION UNDER S.16 OF TOWN PLANNING ORDINANCE (CAP. 131)

Appendix 2

Revised Roof Floor Plan of the Proposed Layout Plan



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

ROOF AND UPPER ROOF FLOOR PLAN

DATE SCALE
13 MAR 2025 AS SHOWN

DRAWN CHECKED

BW ML

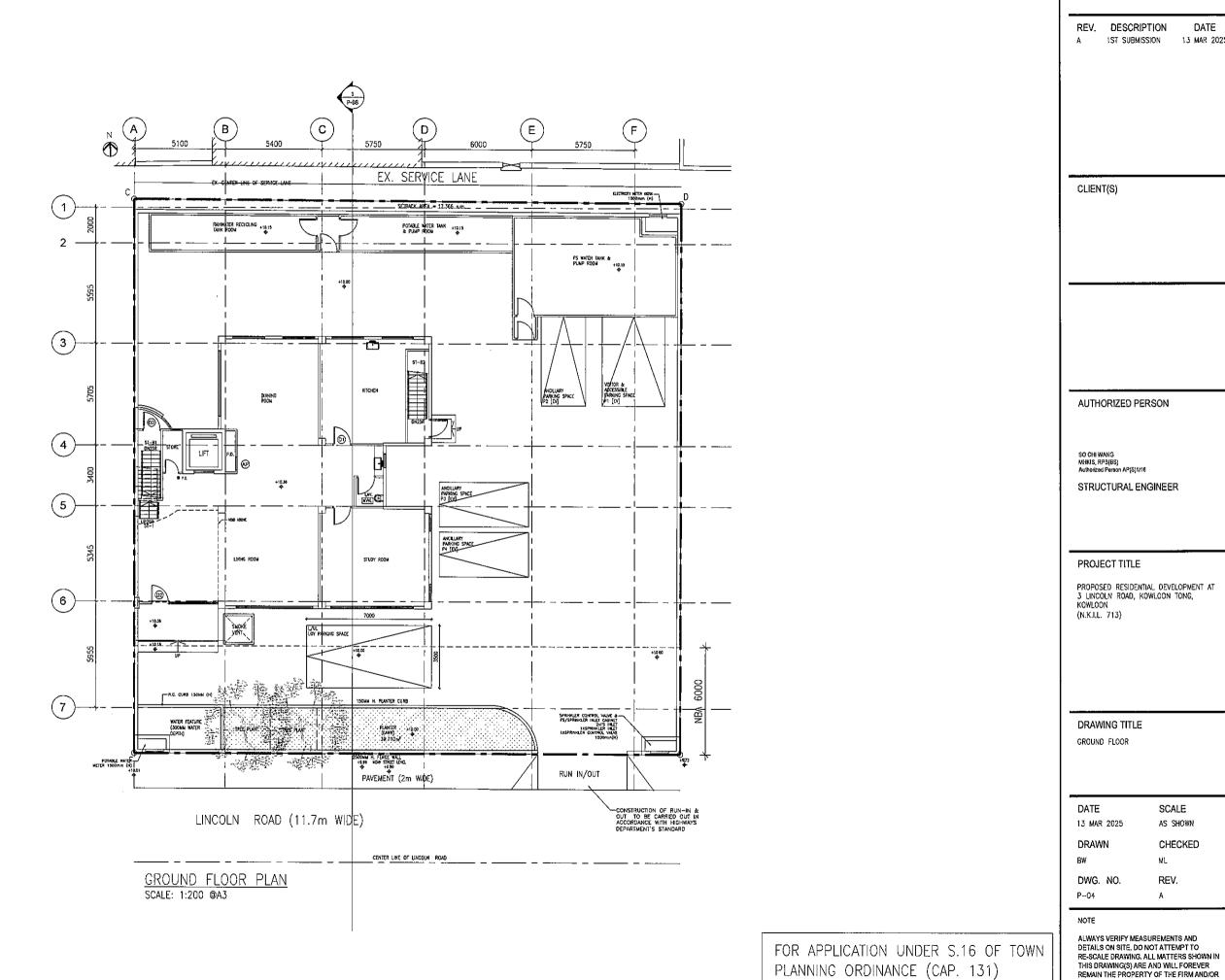
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P-07 A

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Appendix 3

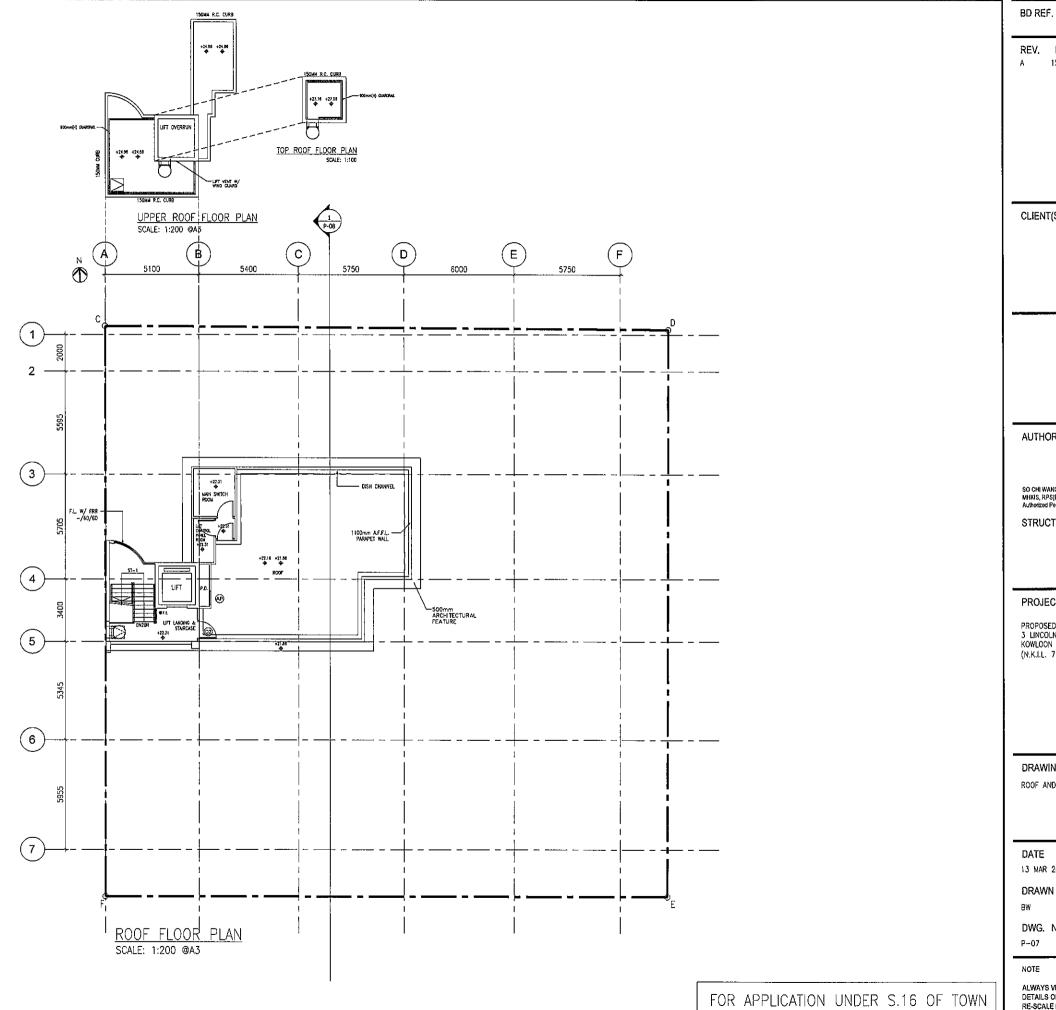
Revised Ground Floor Plan, Roof Floor Plan and Section Plan of
Alternative Scheme



BD REF.

FSD REF.

13 MAR 2025



PLANNING ORDINANCE (CAP. 131)

FSD REF.

REV, DESCRIPTION 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

ROOF AND UPPER ROOF FLOOR PLAN

13 MAR 2025

DRAWN CHECKED

SCALE

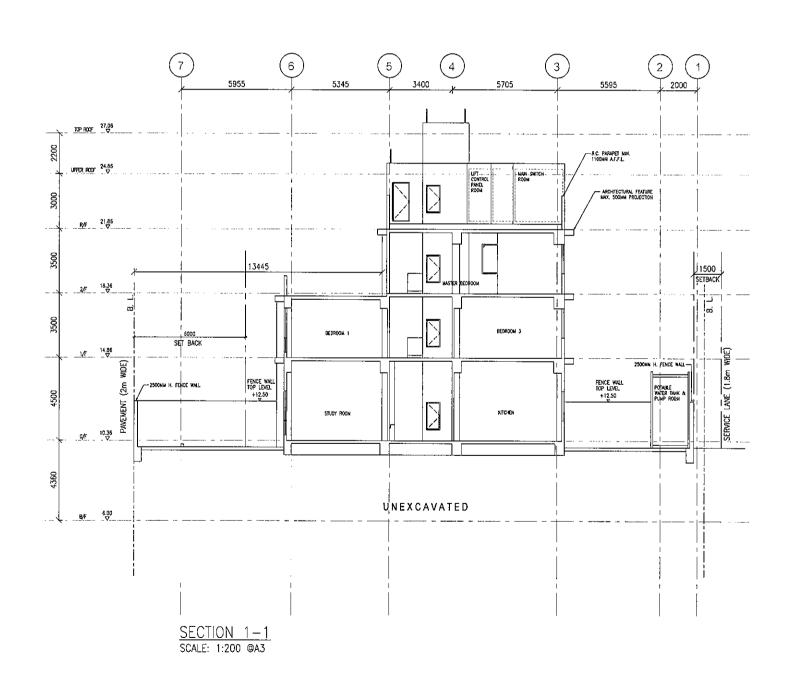
AS SHOWN

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REV.

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BD REF. FSD REF.

REV. DESCRIPTION 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 13 MAR 2025

AS SHOWN CHECKED

SCALE

DRAWN

DWG. NO. REV.

P-08

NOTE

FOR APPLICATION UNDER S.16 OF TOWN

PLANNING ORDINANCE (CAP. 131)

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Appendix 4 Comparison Table of Greenery Area

Comparison Table of Greenery Area

Greenery Area	Proposed	Alternative	Difference (b) – (a)	
Greenery Area	Scheme (a)	Scheme (b)		%
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

EX. SERVICE LANE LANDSCAPE AREA 129.157 m2 FLAT ROOF (2/F) 24.594 m² LANDSCAPE AREA 39.710 m² PAVEMENT (2m WIDE) RUN IN/OUT

LINCOLN ROAD (11.7m WIDE)

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'	黄金榕	500 x 500	400			

Legend



Planting Photos

Feature Tree



Terminalia mantaly 小葉欖仁

Schrubs & Ground Covers



Duranta erecta 金連郵



Duranta Repens 'variegata' 花葉假連翹



Ficus microcarpa 'Golden Leaves'



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



Rhododendron simsii 杜鵑



Lxora coccinea 黃花龍船花



Hibiscus rosa-sinensis 朱槿

Similar Applications for Minior 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	Proposed minor relaxation	586	3.8.2018	(i), (ii)/
		Road	of plot ratio restriction		(MPC)	(a), (b), (c),
			from 0.6 to 0.6862 and			(d), (f)
			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			
14.	A/K18/331	7 Lincoln	Proposed minor relaxation	294	13.9.2019	(i), (ii)/
		Road	of BH restriction from 3 to		(TPB upon	(b), (c), (d), (g)
			4 storeys to allow for one		review)	
			storey of basement for two			
			car parking spaces and			
			ancillary plant room for the			
			permitted house			
			development			
15.	A/K18/342	14 Kent	Proposed Minor Relaxation	641	4.3.2022	(i), (ii) /
		Road	of BH Restriction to Allow		(MPC)	(d)
			for One Storey of Basement			
			for Permitted House Use			

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

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	MPC Paper No.	A/K18/349	<u>& 350</u>
From:						I	

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:

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-bydistrict/school-list-kc.html

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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