寄件者: Benjamin Tung [redacted]
寄件日期: 2026年11月11日星期三 18:12
收件者: tpbpd/PLAND
副本: Jeffrey Po Kit WONG/PLAND; David Chi Chiu CHENG/PLAND; David Fok; Donald Chow
主旨: Section 16 Planning Application No. A/FSS/306 - Further Information No. 3
附件: 20260623_S3187_Form No. S.16-I_P.7, 10, 15 &16 RP.pdf; S3187_FSSTL245_26_006Lg_Signed.pdf

類別: Internet Email

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park
Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling
(Section 16 Planning Application No. A/FSS/306)

- Further Information No. 3 -

Reference is made to the captioned Planning Application.

We submit herewith the replacement pages of the application form and 4 hard copies of Consolidated Supporting Planning Statement ("Consolidated SPS") containing the Response-to-Comment tables and the latest version of the technical assessments that had been previously submitted to the Town Planning Board ("TPB") on 21 August and 12 October 2026 under various Further Information. Updates on the Master Layout Plan and Visual Appraisal have been included in the Consolidated SPS to reflect the latest development scheme as presented in FI No.2.

Assuming that there are no outstanding comments, we sincerely request the TPB to schedule the meeting date for consideration of the Planning Application as soon as possible. We note that the specified period would end at the earlier meeting date if our request is accepted.

The attachments have been uploaded to the following link:
[redacted]

Hard copies will follow. Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr David FOK at [redacted]

Best Regards,
Benjamin TUNG
Town Planner

KTA Planning Limited
[redacted]

PLANNING LIMITED
規劃顧問有限公司

[redacted]

By Hand and Email

Our Ref: S3187/FSSTL245/26/006Lg

11 November 2026

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

Dear Sir/Madam,

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park, Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling (Section 16 Planning Application No. A/FSS/306)

- Further Information No. 3 -

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Assuming that there are no outstanding comments, we sincerely request the TPB to schedule the meeting date for consideration of the Planning Application as soon as possible. We note that the specified period would end at the earlier meeting date if our request is accepted.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr. Benjamin TUNG at [redacted].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David FOK

Encl.

cc. the Applicant & Team

DF/BT/DC/vy

bsi ISO 9001 Quality Management Systems CERTIFIED
FS 579819

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐	Plot ratio restriction 地積比率限制	From 由 …… to 至 ……
☐	Gross floor area restriction 總樓面面積限制	From 由 ……sq. m 平方米 to 至 ……sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 ……% to 至 …… %
☑	Building height restriction 建築物高度限制	From 由 ……65……m 米 to 至 ……76.3…… m 米 From 由 …… mPD 米 (主水平基準上) to 至 ……mPD 米 (主水平基準上) From 由 …… storeys 層 to 至 …… storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 ……m to 至 …… m
☐	Others (please specify) 其他（請註明）	…… ……

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	Not more than 8,156.5 sq.m 平方米	☐About 約
Proposed plot ratio 擬議地積比率	Not more than 5	☐About 約
Proposed site coverage 擬議上蓋面積	Not more than 85% %	☐About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	14 storeys 層 ☐ include 包括____storeys of basements 層地庫 ☐ exclude 不包括____storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	88.3 mPD 米(主水平基準上)	☑About 約
	Not more than 76.3 m 米	☐About 約

Part 6 (Cont'd) 第 6 部分 (續)

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 …… …… …… …… ……
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ 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 挖土深度 ……m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☑	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

Please refer to the Supporting Planning Statement.
……
……
……
……
……

(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)
				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)*
		Non-domestic 非住用	76.3	m 米 ☑ (Not more than 不多於)
			About 約 88.3	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			14	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			Not more than 不多於 85 % ☐ About 約
(v)	No. of units 單位數目			
(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 / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	66
	Private Car Parking Spaces 私家車車位	34
	Motorcycle Parking Spaces 電單車車位	1
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	11
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	20
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	5
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車位	3
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
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, Site plan, Extract of adopted layout plan, Site photos		
位置圖、地盤平面圖、已採納的發展藍圖摘要、實地照片		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
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「✔」. 註：可在多於一個方格內加上「✔」號

S16 PLANNING APPLICATION
APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN
No. S/FSS/28

Proposed Minor Relaxation of Building Height Restriction
for Permitted Industrial Use cum Public Vehicle Park
at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling

CONSOLIDATED SUPPORTING PLANNING STATEMENT

November 2026

Applicant:
Ample Skill Limited

Consultancy Team:
KTA Planning Limited
AGC Design Limited
Oriental Landscapes Limited

S3187_PS_V04

PLANNING LIMITED
規劃顧問有限公司

Executive Summary

The Applicant, Ample Skill Development Limited, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park ("the Proposed Development") at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling ("the Site").

The Site falls within an area zoned "Industrial" ("I") on the Approved Fanling Sheung Shui Outline Zoning Plan No. S/FSS/28 ("the Approved OZP") with a building height ("BH") restriction of 65m imposed thereon. A set of General Building Plan ("GBP") for industrial use cum public vehicle park development with a BH of 64.85m and 1 storey of basement ancillary carpark was approved in June 2024 (hereafter referred to as the Approved GBP Scheme).

Following the announcement in the 2025 Policy Address, the Government promulgated the enhanced gross floor area ("GFA") exemption arrangements for carparks in private development projects in November 2025 to allow full GFA exemption for no more than two storeys of aboveground carparks, while eliminating the prerequisite of constructing some of the carparks underground. At the same time, to facilitate the implementation of such enhanced arrangements, the Government announced that the town planning procedures will be streamlined for approving relaxation of BH relevant to the aboveground carparks. The above measures have already taken effect starting from November 2025.

In response to the above mentioned policy initiative, the current planning application proposes a minor relaxation of BH restriction from 65m to 76.3m (+11.3m & +17.4%) to facilitate incorporation of the aboveground ancillary carpark design into the Proposed Development on the Site. Opportunities are also taken to include some design enhancement measures in the development. Basically, the Proposed Scheme is largely the same as the Approved GBP Scheme in terms of the general layout, building disposition and floor-to-floor height arrangement.

The Proposed Development is fully justified based on the following reasons:

- The proposed increase in building height is in-line with the Government's policy of facilitating aboveground carpark arrangement for private developments;
- The proposed scheme has taken up the residual GFA not utilised under the Approved GBP Scheme, so as to realise the as-of-right development potential of the Site;
- The proposed relaxation of building height is minor and reasonable;
- The proposed scheme has provided additional building setbacks and abundant high-quality greenery;
- The proposed scheme has no significant impact in visual aspects; and
- No other technical impacts are anticipated, as the Proposed Development conforms to the planning intention, land uses and maximum plot ratio restrictions of the OZP, and all other development parameters remain the same as per the Approved GBP Scheme.

In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Section 16 Planning Application.

行政摘要

（內文如有差異，應以英文版本為準）

申請人「峯瑋有限公司」現根據城市規劃條例第16條，向城市規劃委員會（「城規會」）在粉嶺安居街粉嶺上水市地段第245號（「申請地點」)申請擬議略為放寬建築物高度限制，以作准許的工業用途暨公眾停車場（「擬議發展」）。

申請地點位於粉嶺/上水分區計劃大綱核准圖編號 S/FSS/28 的「工業」地帶內。其最高建築物高度為不多於65米。申請地點於2024年6月獲批准一套工業暨公眾停車場發展的建築圖則（ 以下簡稱「已核准方案」）。已核准方案的建築物高度為64.85米，並設有一層附屬地庫停車場。在2025年施政報告公佈後，政府於2025年11月亦相繼公佈了經優化的私人發展項目停車場總樓面面積豁免安排，容許地面不多於兩層停車場的總樓面面積獲全數豁免，亦無須以興建部分停車場於地庫作為先決條件。為配合優化措施的實施，政府亦會簡化審批地面停車場高度限制的城規程序，以批准與興建地面停車場相關的建築物高度限制放寬。上述措施已於2025年11月生效。

基於上述政策，申請人現提交規劃申請，擬議將建築物高度限制由 65 米放寬至76.3 米(增加 11.3 米及 17.4%)，以在申請地盤將地面停車場納入經常准許的工業發展項目中。此外，申請人亦把握機會在擬議發展加入一些設計增益及改善措施。基本上，擬議發展在整體佈局、建築物設計及樓層高度，均與已核准方案大致相同。

擬議發展的申請具充份理據，原因如下：

- 擬議的建築物高度增幅符合政府促進私人發展項目安排地面停車場的政策；
- 擬議發展方案盡用已核准方案下的剩餘總樓面面積，以實現申請地點按權利可享的發展潛力；
- 擬議建築物高度的增幅輕微且合理；
- 擬議發展方案加入額外的建築物後移及充足且高質量的綠化；
- 擬議發展方案在視覺方面沒有重大影響；及
- 擬議發展符合分區計劃大綱圖的規劃意向、土地用途及最高地積比率限制，所有其他發展參數均與已核准方案保持一致，因此擬議發展預計不會產生其他技術層面的影響。

基於以上理據，申請人懇請城規會批准是次規劃申請。

Executive Summary

行政摘要

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S16 PLANNING APPLICATION
APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/28

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park, Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Ample Skill Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height ("BH") Restriction for Permitted Industrial Use cum Public Vehicle Park ("the Proposed Development") at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling ("the Site"). The Site falls within an area zoned "Industrial" ("I") on the approved Fanling/Sheung Shui Outline Zoning Plan ("the Approved OZP") No. S/FSS/28. This Supporting Planning Statement is to provide members of the TPB with information necessary for the consideration of this Application.

1.2 Background

1.2.1 A set of General Building Plan ("GBP") for industrial development, with all development parameters conform to the OZP restrictions (i.e. a maximum BH of 65m) and 1 storey of basement carpark was approved in June 2024 (hereafter referred to as "the Approved GBP Scheme").

1.2.2 Following the announcement in the 2025 Policy Address, the Government promulgated the enhanced gross floor area ("GFA") exemption arrangements for carparks in private development projects in November 2025 to allow full GFA exemption for no more than two storeys of aboveground carparks, while eliminating the prerequisite of constructing some of the carparks underground. At the same time, to facilitate the implementation of such enhanced arrangements, the Government announced that the town planning procedures will be streamlined for approving relaxation of BH relevant to the aboveground carparks. The above measures have already taken effect starting from November 2025.

1.2.3 In response to the aforementioned policy initiative, this planning application proposes a minor relaxation of BH restriction from 65m to 76.3m (+11.3m & +17.4%) to facilitate the incorporation of the aboveground carparks design into the permitted industrial development on the Site. Since the construction cost for aboveground carparks is lower and the construction time is shorter, the

aboveground carpark arrangement will effectively reduce construction costs and expedite developments. Opportunities are also taken to include some design enhancement measures in the development. Basically, the Proposed Development scheme is largely the same as the Approved GBP Scheme in terms of the general layout, building disposition and floor-to-floor ("f-t-f") height arrangement.

1.3 Report Structure

1.3.1 Following this introductory Section, the site and planning context will be briefly set out in **Section 2**. The proposed development scheme and technical considerations will be discussed in **Section 3** and **Section 4**. The planning justifications will be elaborated in **Section 5**, followed by **Section 6** in concluding and summarising this Supporting Planning Statement.

2 SITE AND SURROUNDING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is located in On Lok Tsuen Industrial Area at the northeast of Fanling Town, abutting On Kui Street. The Site is about 950m (about 15 minutes walking) away from Fanling MTR Station (**Figure 2.1** refers). The Site is paved and currently vacant.

2.2 Surrounding Context

2.2.1 The Site is situated at the centre of On Lok Tsuen Industrial Area with a mix of industrial establishments (**Figures 2.2 and 2.3** refers):

- To the north, northwest and west across On Kui Street are multi-storey industrial and commercial buildings;
- To the east across the footpath and cycle track and immediate south are vehicle repairing workshops and storage yards. To the further south is a high-rise logistic centre namely Hi-Speed Centre 1;
- To the immediate west is a heritage of stone tablets; and
- To the southwest across the service lane is a concrete batching plant.

2.3 Accessibility

2.3.1 The Site is served by On Kui Street and connects to other parts of Fanling/Sheung Shui via Lok Yip Road and Jockey Club Road. The Site is also well-served by public transport services stopping at Sha Tau Kok Road – Lung Yeuk Tau and Luen Wo Hui Public Transport Terminus.

2.4 Statutory Planning Context

2.4.1 The Site falls within an area zoned "I" on the approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28 (**Figure 2.1** refers).

2.4.2 According to the Statutory Notes of the Approved OZP, the planning intention of "I" zone is "*primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone*".

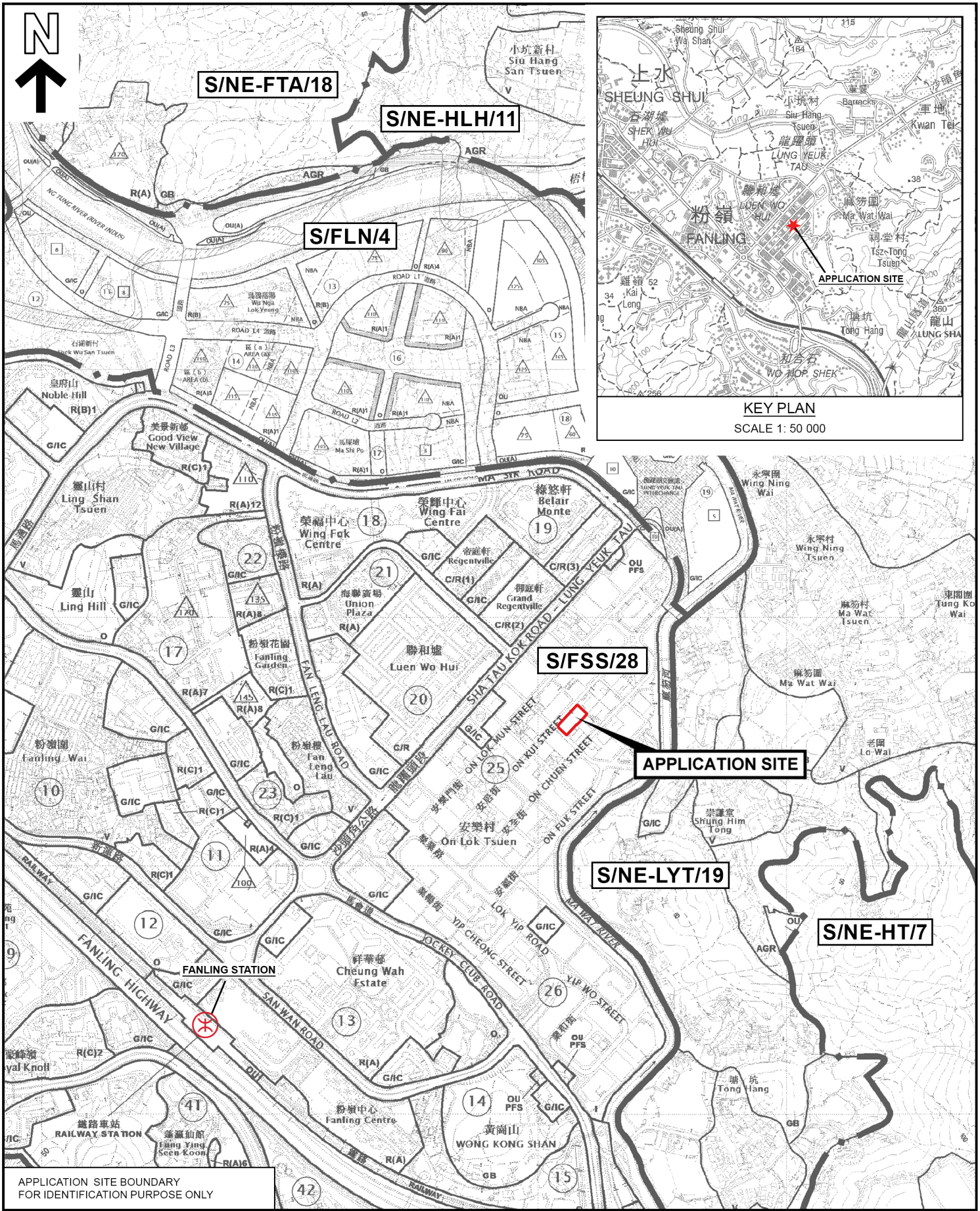
2.4.3 Any developments are subject to a maximum plot ratio ("PR") of 5 and a maximum building height of 65 metres (excluding basements) on land designated "Industrial" at Planning Areas 25 and 26 (On Lok Tsuen Industrial Area). 'Industrial Use' and 'Public Vehicle Park' are Column 1 uses, which is always permitted by the TPB.

2.4.4 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions may be considered by the TPB on application under section 16 of the Town Planning Ordinance.

2.4.5 Since the Site would also involve a minor relaxation of the BH restriction, this planning application is subject to approval from the TPB.

2.5 Non-statutory Planning Context

2.5.1 The Site falls within an area zoned "I" on the adopted Fanling/Sheung Shui Areas 25 & 26 - Layout Plan No. L/FSS 25/2 ("the Adopted Layout Plan") (**Figure 2.4** refers). A 4.08m non-building area ("NBA") is demarcated at the northeastern edge of the Site. Car park and lorry park are indicated at the Site on the Adopted Layout Plan. These planning requirements stipulated on the Adopted Layout Plan have been translated into the lease conditions of the Site.



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LOCATION PLAN

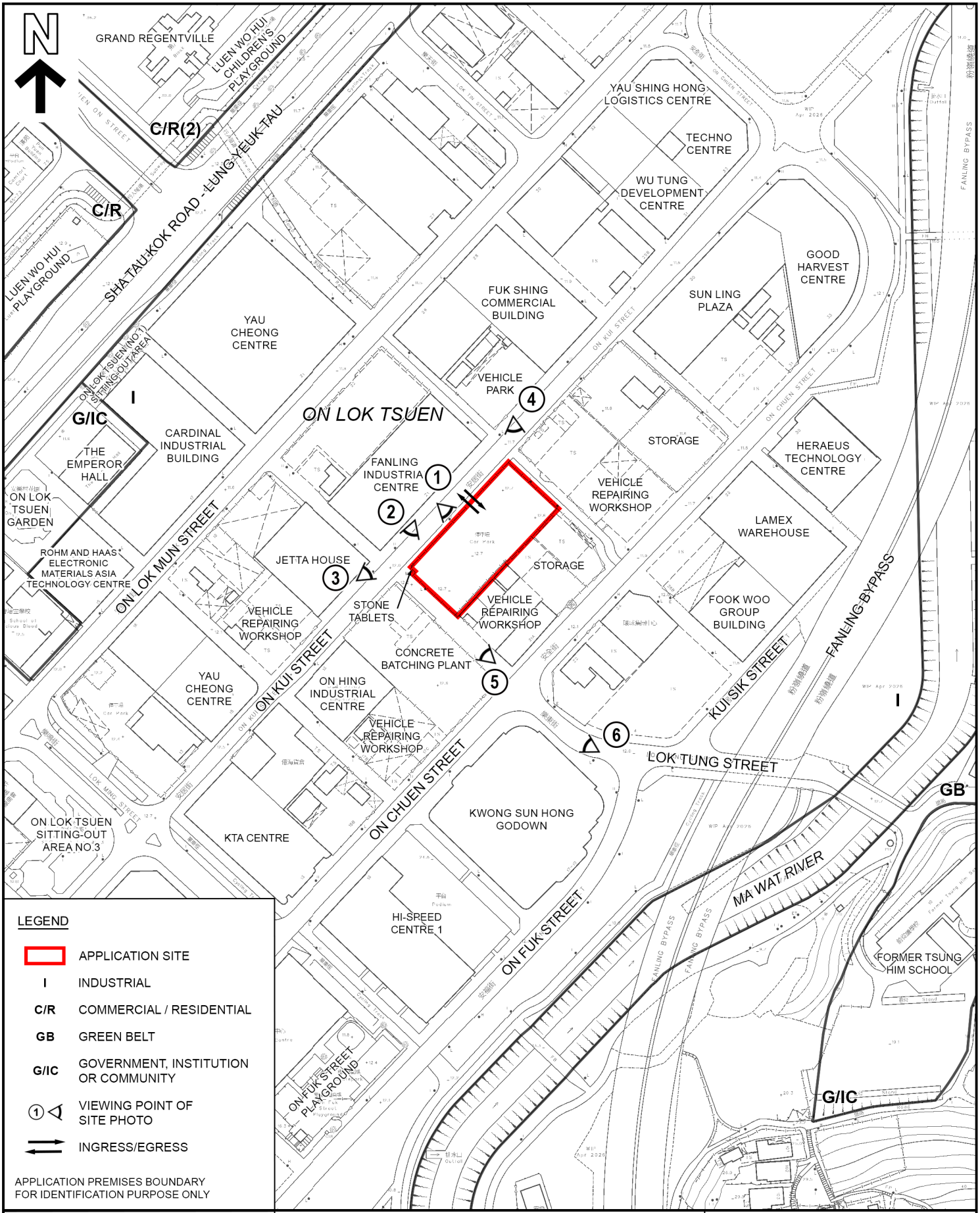
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

SCALE 1 : 10 000

FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/FSS/28 APPROVED ON 9.4.2024; S/NE-LYT/19 APPROVED ON 6.12.2022; S/NE-HT/7 APPROVED ON 6.12.2022; S/NE-HLH/11 APPROVED ON 17.10.2006; S/NE-FTA/18 APPROVED ON 9.4.2024 & S/FLN/4 APPROVED ON 19.9.2023

DATE: 24.6.2026



LEGEND

	APPLICATION SITE
I	INDUSTRIAL
C/R	COMMERCIAL / RESIDENTIAL
GB	GREEN BELT
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
①	VIEWING POINT OF SITE PHOTO
	INGRESS/EGRESS

APPLICATION PREMISES BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

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SITE PLAN

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

SCALE 1 : 2 000

FIGURE 2.2

EXTRACT PLAN BASED ON SURVEY SHEETS No. 3-SW-7D, 8C, 12B & 13A

DATE: 24.6.2026













REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.2 SITE PLAN

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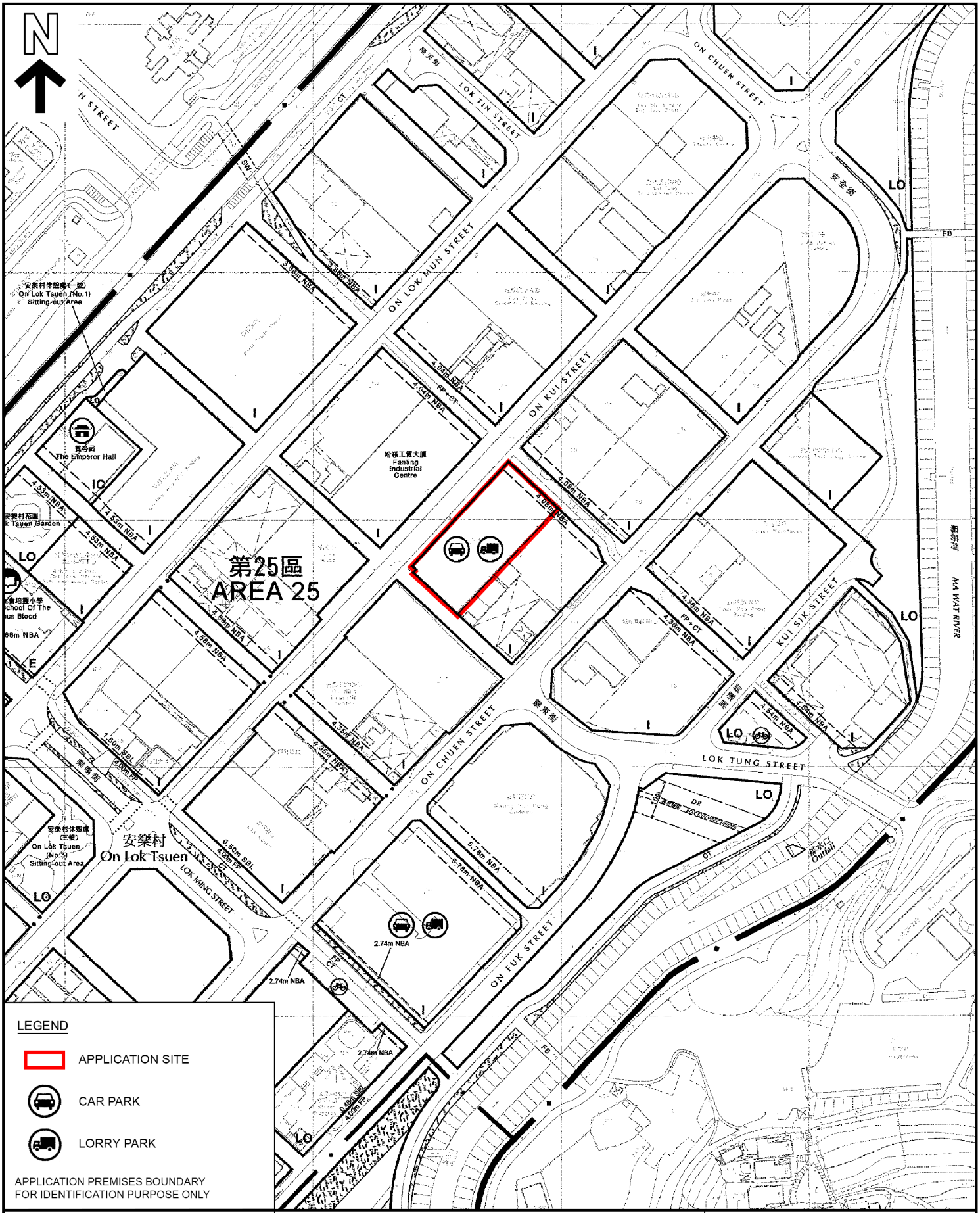
SITE PHOTOS

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

FIGURE 2.3

BASED ON SITE PHOTOS TAKEN ON 13.5.2026

DATE: 8.10.2026



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EXTRACT OF ADOPTED LAYOUT PLAN

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

SCALE 1 : 2 000

FIGURE 2.4

EXTRACT PLAN BASED ON ADOPTED FANLING/SHUENG SHUI AREAS 25 & 26 - LAYOUT PLAN No. L/FSS 25/2

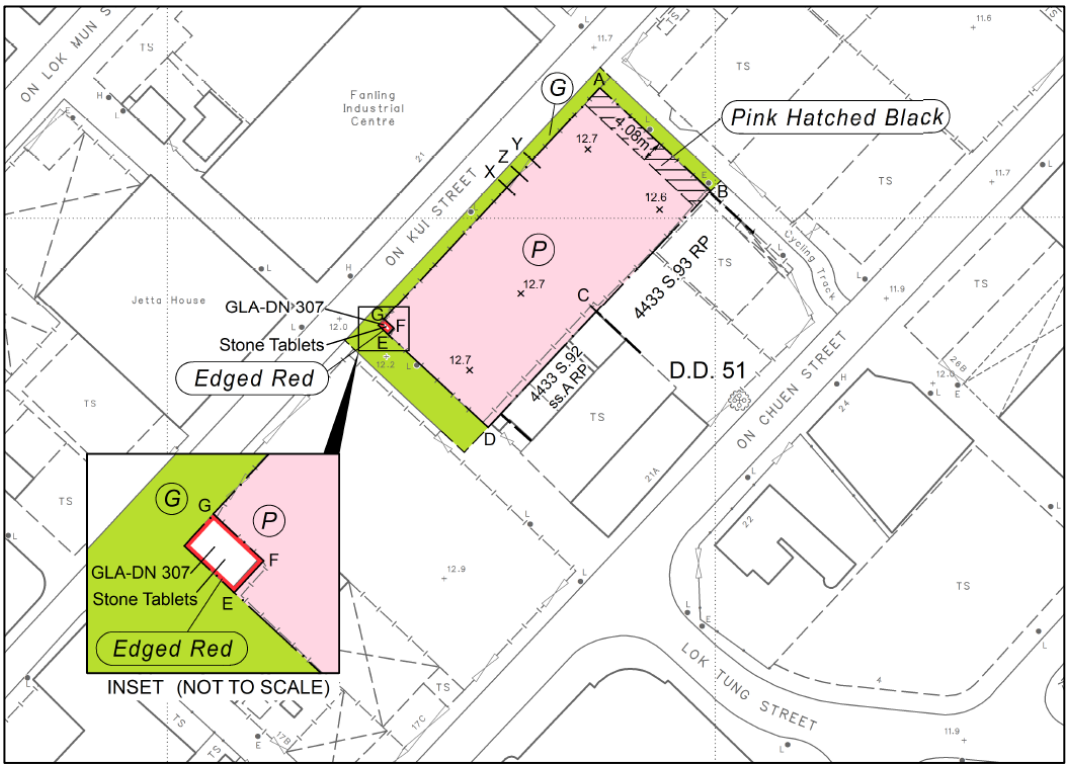
DATE: 24.6.2026

2.6 Land Status, Lease Condition and Approved GBP Scheme

2.6.1 The Site is a land sale site which was awarded to the Applicant through public tender in January 2022. The Site covers an area of about 1,631.3m^2. Under the Conditions of Sale, a public vehicle park ("PVP") having 25 motor vehicle, 5 light goods vehicle ("LGV") and 20 medium goods vehicle ("MGV") or heavy goods vehicles parking spaces has to be constructed.

2.6.2 After being awarded the Site, the Applicant has proceeded with the detailed design of an industrial development and in June 2024, a set of general building plan (GBP) for an industrial development with one storey of basement carpark was approved by the Government for the Site. This 2024 Approved Scheme (i.e. the Approved GBP Scheme) complies with the OZP restrictions (including the maximum BH restriction of 65m) and lease conditions (including the provision of a PVP and a 4.08m wide NBA designated as "Pink Hatched Black" area under Lease (**Figure 2.5** refers). The details of the Approved GBP Scheme and its comparison with the latest scheme of the Proposed Development ("the Proposed Scheme") are depicted in **Section 3** below.

Figure 2.5 Extract of Lease Plan



3 PROPOSED DEVELOPMENT SCHEME

3.1 Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use

3.1.1 With a site area of approximately 1,631.3m² and a proposed PR of 5, the Proposed Scheme will yield a total GFA of about 8,156.5m². The Proposed Scheme involves a minor relaxation of the BH restriction from 65m to 76.3m due to the relocation of ancillary carpark from underground to aboveground. To provide the PVP required under lease and to comply with the relevant building regulations, the coverage of the building has already been optimised as far as possible.

3.1.2 The Proposed Development will be a 14-storey industrial building accommodating a PVP. Please refer to **Table 3.1** below for the proposed development parameters, **Tables 3.2** and **3.3** for the internal transport facilities provision, and ***Appendix 1*** for the indicative master layout plan, floor plans and section plans.

Table 3.1 Development Parameters of the Proposed Scheme

Development Parameter	Approved GBP Scheme (a)	Proposed Scheme (b)	Difference (b) - (a)
Site Area	About 1,631.3m^2	About 1,631.3m^2	No change
Plot Ratio	About 4.9332	Not more than 5	No change
Accountable GFA - *Industrial Use*	About 8,047.464m^2 *About 8,047.464(4)*	Not more than 8,156.5m^2 *About 8,156.5*	*+109.036m^2*
Disregarded GFA(1) - *Ancillary L/UL and Carpark(2)* - *Public Vehicle Park(3)* - *Others (e.g. E&M)*	*About 1,720* *About 5,520* *About 1,351*	*About 2,052 (5)* *About 5,909 (6)* *About 1,334*	*+332m^2* *+389m^2* *-17m^2*
Building Height(7) (main roof) (excluding basement)	About 64.85m (+76.85mPD) (excluding basement)	Not more than 76.3m (+88.3mPD)	+11.45m (17.7%)
No. of Blocks	1	1	No change
No. of Storeys - *Industrial Use* - *Aboveground Carpark* - *Basement Carpark*	13 *7* *5* *1*	14 *7.5* *6.5* *0*	+1 *+0.5* *+1.5* *-1*
Site Coverage	84.330% *(Below 28m)* 76.563% *(Below 44m)* 64.998% *(Above 44m)*	Not more than 85% *(Below 36m)* Not more than 77% *(Below 47m)* Not more than 65% *(Above 47m)*	No change
Public Vehicle Park - *Private Car Parking Spaces* - *LGV Parking Spaces* - *MGV Parking Spaces*	*25 (incl. 1 accessible space)* *5* *20*	*25 (incl. 1 accessible space)* *5* *20*	No change
Ancillary Vehicle Park - *Private Car Parking Spaces* - *Motorcycle Parking Spaces* - *LGV Parking Spaces* - *L/UL Bays for LGV* - *L/UL Bays for MGV*	*9 (incl. 1 accessible space)* *1* *6* *2* *3*	*9 (incl. 1 accessible space)* *1* *6* *2* *3*	No change

(1) The disregarded GFA is for reference only and is subject to detailed design and verification by the Building Authority.
(2) Loading/unloading area and ancillary car parking space to be provided underground and not more than two floors

aboveground are disregarded from GFA calculation according to the revised PNAP APP-2.
(3) Floor area for Public Vehicle Park are disregarded from total GFA calculation according to the lease and OZP.
(4) The Approved GBP Scheme is only a testing scheme which has not maximised its full development potent
(5) Including part of G/F and the whole of 1/F. Although there are no PVP parking spaces on 1/F, the driveway and vehicular ramp of 1/F have been enlarged to serve the PVP vehicles driving up/down.
(6) Including part of G/F, the whole 2/F, 3/F, 4/F, 5/F and part of 6/F. Since the Proposed Scheme has half floor more for PVP, there is an increase of PVP floor area as compared with the Approved GBP Scheme.
(7) Building Height is determined from the Site Formation Level +12.00mPD.

Table 3.2 Internal Transport Facilities Provision under the Approved GBP Scheme

	Vehicle Type	Description	B/F	G/F	1/F	2/F	3/F	4/F	Total
Ancillary	**Motorcycle**	Parking	1						1
	Private Car (+ Accessible)	Parking	8+1						9
	LGV	Parking	6						6
		L/UL	1	1					2
	MGV	Parking							0
		L/UL		3					3
			17	4	0	0	0	0	21
	Vehicle Type	**Description**	**B/F**	**G/F**	**1/F**	**2/F**	**3/F**	**4/F**	**Total**
Public	**Motorcycle**	Parking							0
	Private Car (+ Accessible)	Parking						24+1	25
	LGV	Parking		2			3		5
		L/UL							0
	MGV	Parking			7	8	5		20
		L/UL							0
			0	2	7	8	8	25	50

Table 3.2 Internal Transport Facilities Provision under the Proposed Scheme

	Vehicle Type	Description	G/F	1/F	2/F	3/F	4/F	5/F	6/F	Total
Ancillary	**Motorcycle**	Parking	1							1
	Private Car (+ Accessible)	Parking		8+1						9
	LGV	Parking	2	4						6
		L/UL	2							2
	MGV	Parking								0
		L/UL	3							3
			8	13	0	0	0	0	0	21
	Vehicle Type	**Description**	**G/F**	**1/F**	**2/F**	**3/F**	**4/F**	**5/F**	**6/F**	**Total**
Public	**Motorcycle**	Parking								0
	Private Car (+ Accessible)	Parking						13+1	11	25
	LGV	Parking	2				3			5
		L/UL								0
	MGV	Parking			7	8	5			20
		L/UL								0
			2	0	7	8	8	14	11	50

3.2 Comparison with the Approved GBP Scheme

3.2.1 To facilitate the incorporation of the aboveground carparks design into the permitted industrial development on the Site, there is a minor increase in BH and number of storeys for the Proposed Scheme. In terms of the general layout, building disposition and f-t-f height arrangement, the Proposed Scheme is largely

the same as the Approved GBP Scheme.

Minor Increase in BH and Number of Storeys

3.2.2 Under the Approved GBP Scheme, the basement floor almost fully occupied the Site, except the area designated as NBA. A single basement storey with a f-t-f height of 5m was found sufficient to accommodate most of the ancillary car parking spaces. The remaining ancillary car parking spaces and loading and unloading bays are located on G/F.

3.2.3 To fulfil the parking space requirement mentioned in para. 2.6.1, given the vehicular ramp for MGV already occupies about half of the Site, the Approved GBP Scheme provides five aboveground storeys for PVP use. The f-t-f height of G/F, 1/F, 2/F and 3/F is 5.9m due to the provision of MGV parking spaces. 4/F with only private car parking spaces have a f-t-f height of 4m. The remaining levels (5/F to 11/F) are used for industrial uses, having the same f-t-f height of 5.35m except 11/F having a compromised f-t-f height of 5.15m to meet the statutory 65m BH restriction.

3.2.4 In the Proposed Scheme, the underground carpark is relocated aboveground. With the incorporation of the required NBA and proposed setbacks (section 3.3.3 refers), the site coverage of aboveground floors is limited to about 85% only. Considering the provision of vehicular ramp to PVP, one aboveground storey is not sufficient to accommodate all ancillary parking spaces. To minimise the aboveground areas serving the ancillary carpark (such as driveways and ramps) which are accountable for GFA calculations under lease (50%) and subject to the premium assessment according to *Land Administration Office Practice Note Issue No. 9/2025*, the ancillary carpark is proposed at G/F and 1/F and hence the PVP will occupies 2/F to 6/F. The f-t-f height of G/F, 1/F, 2/F, 3/F and 4/F will be 5.9m due to the provision of MGV parking spaces up to 4/F. 5/F with LGV and private car parking spaces will have a f-t-f height of 4.8m.

3.2.5 To minimise the BH, reference has been made to the Set Back Approach under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (“PNAP”) APP-132 to optimise the site coverage of the Proposed Development. Nonetheless, referring to Appendix B of PNAP APP-132, lower site coverage is allowed at higher levels. As a result, 6/F will be a mixed-use floor accommodating a portion of industrial use and some PVP parking spaces. All floors for industrial use (6/F to 13/F) will have a f-t-f height of 5.35m, which is the same as the f-t-f height of the industrial use floors under the Approved GBP Scheme.

3.2.6 When compared with the Approved GBP Scheme, the Proposed Scheme has relocated the carpark from the basement level to the aboveground level, which results in a minor increase in building height by 11.3m (excluding basement). If the actual BH of the development includes the basement level (i.e. 69.85m), the increase in BH will be 6.45m (9.2%).

Similar Development Parameters as per the Approved GBP Scheme

3.2.7 Other than the changes in building height due to the aboveground carparks, all other development parameters remain the same as per the Approved GBP Scheme. When compared with the Approved GBP Scheme, the Proposed Scheme has the same maximum GFA, PR, number of blocks, parking and loading/unloading spaces, and similar site coverage and f-t-f height for industrial use floors (i.e. 5.35m).

3.2.8 The typical f-t-f height of 5.35m for industrial uses floor under the Approved GBP Scheme is justified by the following reasons:

1) to maximize flexibility of workshop uses under current economic situation;

2) to provide flexibility of auxiliary storage area for various workshop uses, with consideration of vertical stacking of goods pallets of common size in Hong Kong;

3) to allow for goods pallets to be moved by forklifts; and

4) to promote innovative and new industries in Hong Kong according to the strategy introduced in Northern Metropolis Action Agenda to contribute to Hong Kong's competitiveness.

Adequate headroom is reserved to accommodate various kinds of workshop machinery, goods pallet steel racks and forklifts. As demonstrated in the indicative workshop section, the indicative size of good pallets and their steel racks as well as the examples of machinery and forklift with their product catalogues (***Appendix 2*** refers), the f-t-f heights are accepted by the Building Authority under the Approved GBP Scheme. Hence, the Proposed Scheme respected the above and adopted a f-t-f height of 5.35m for all industrial uses floor.

3.2.9 Worth to mention that the Approved GBP Scheme is only a testing scheme to meet the statutory 65m BH restriction and it has not maximised its development potential. There is about 108m^2 of residual GFA which have not be accommodated into the Approved GBP Scheme. Seizing the opportunity to review the BH due to the latest GFA exemption arrangement for aboveground carpark, the Proposed Scheme with BH increase has taken up the residual GFA under the Approved GBP Scheme, so as to realise the as-of-right development potential of the Site under the lease.

Figure 3.1 Indicative Sections of the Approved GBP Scheme

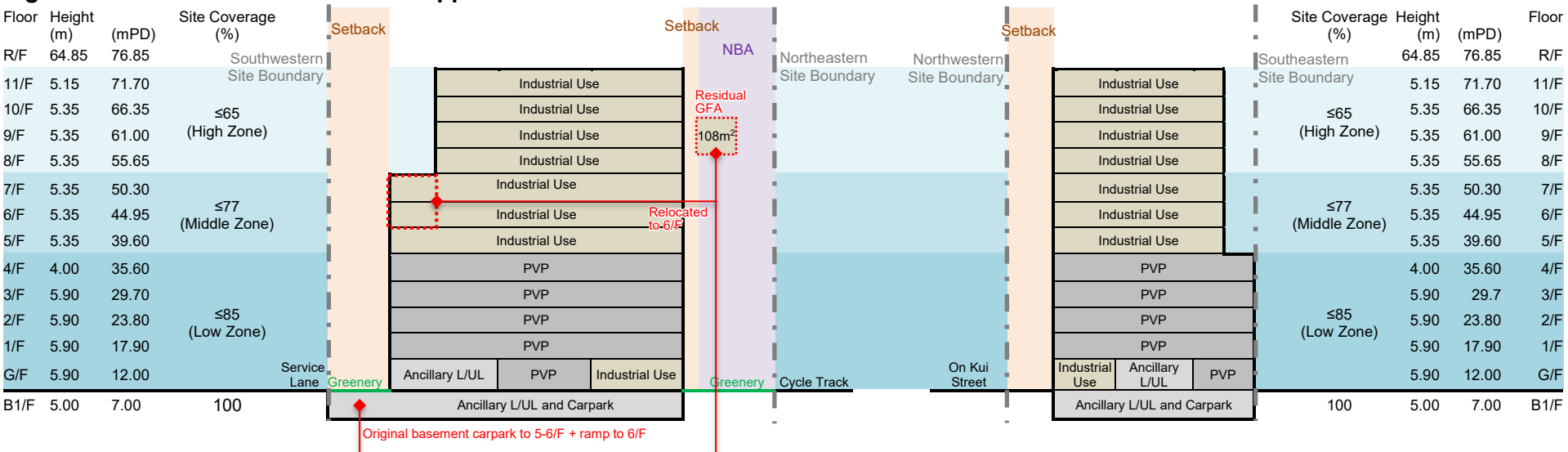
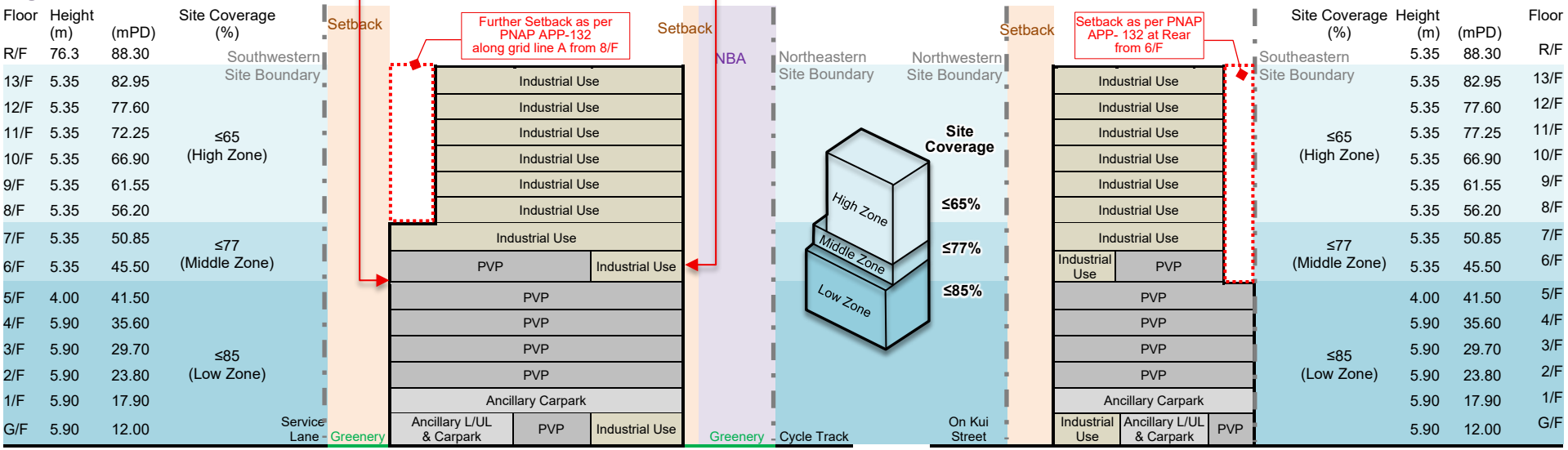


Figure 3.2 Indicative Sections of the Proposed Scheme



3.3 Planning and Design Merits

3.3.1 The Proposed Scheme has provided various additional planning and design merits beyond compliance of the OZP requirements.

Additional Building Setback

3.3.2 The Approved OZP imposes no setback requirements on the Site. However, as noted in Sections 2.5 and 2.6, the Proposed Development incorporates a setback of 4.08m from its northeastern boundaries to maintain the NBA stipulated on the Adopted Layout Plan and the lease document. Other than that, there are no setback requirement on other sides under the Adopted Layout Plan and lease document.

3.3.3 To improve street environment, air ventilation and visual permeability, the Proposed Scheme has provided voluntary building setbacks fronting public passageway:

Southwestern Setback (Voluntary)

3.3.4 The stone tablets to the immediate west of the Site are relics that have been existed for nearly a hundred years (since 1930). The passage abutting the southwestern boundary of the Site used to be the only way to Shung Him Tong village via the then On Lok Tsuen. There were conflicts between the two villages on the usage of the passage. The Government erected the stone tablets on the passage for settling the dispute, announcing the prohibition of tethering of cows on the path, obstructing pedestrian nor causing damage to the path.

3.3.5 To protect the stone tablets which preserves this unique local history, a setback of approximately 3.775m along the footpath to the southwest of the Site is proposed as a buffer area between the stone tablets and the Proposed Development. Within the buffer area, greenery planting will be provided to enhance the visual amenity of the service lane and complement the cultural ambience brought by the stone tablet.

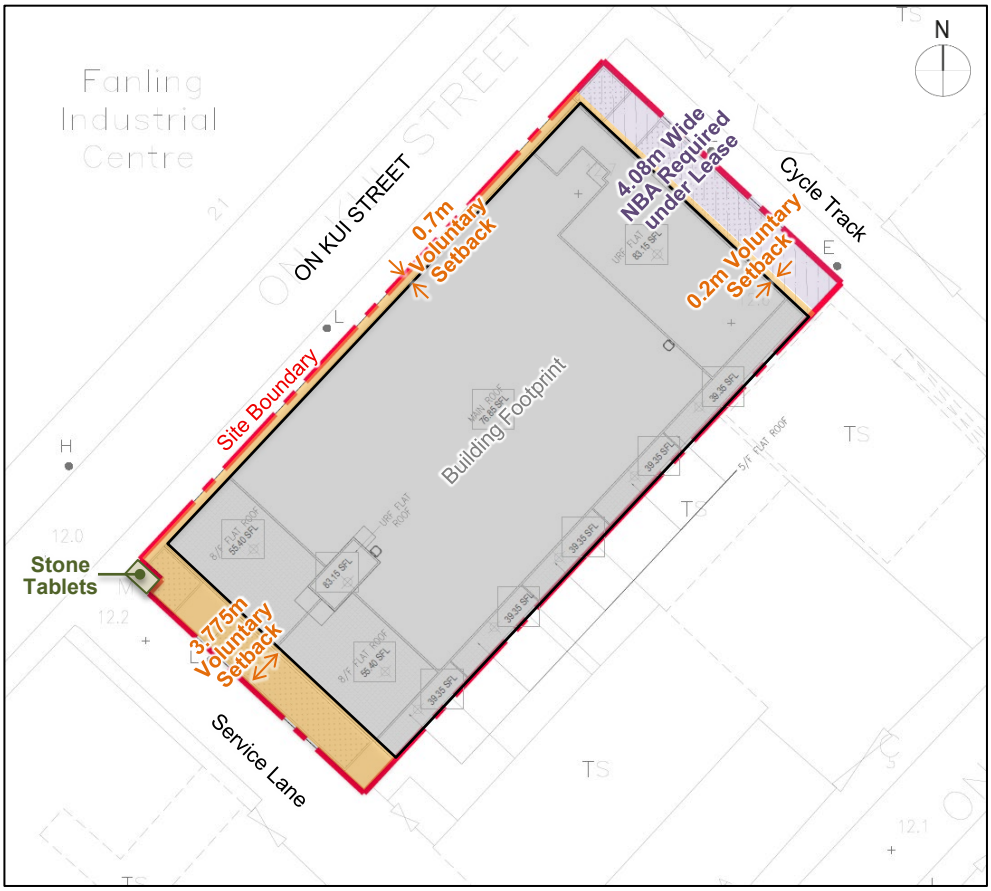
Northwestern Setback (Voluntary)

3.3.6 A 0.7m setback along On Kui Street to the northwest is proposed in order to widen the footpath from 2.5m to 3.2m, improving pedestrian mobility and safety along the local distributor road within On Lok Tsuen industrial area.

Northeastern Setback (Lease Required + Voluntary)

3.3.7 In addition to the 4.08 wide NBA required under the lease conditions that is also designated to provide greenery along the existing cycle track, the Applicant proposes an extra 0.2m setback to further increase the building setback to 4.28m, allowing for a secondary strip of greenery to enhance the visual environment along the cycle track and footpath.

Figure 3.3 Location of Additional Building Setbacks



3.3.8 These setback areas will be utilised as green buffer to create a more spacious pedestrian realm and contribute to a pleasing pedestrian environment.

Abundant and High-quality Greenery

3.3.9 In order to enhance the aesthetics and environmental quality of the industrial area, particularly at the pedestrian level. The Applicant has taken the opportunity to maximise the greenery coverage of the Site. The Proposed Scheme has introduced two planting strips along the northeastern and southwestern boundaries to provide spatial and visual relief at street level, contributing greenery area[a] of about 240m^2 (**Figure 3.4** refers). The proposed planting strips can enhance the existing unattractive service lanes into a more pleasing public space.

3.3.10 The Proposed Scheme has also introduced a total of 168m^2 vertical green[b] along On Kui Street and the northern and western corners of the Proposed Development. The vertical green will soften the building edge of the Proposed Development and create visual interest.

[a] The multiplying factor of 2 applicable in computing the greenery area of a green buffer according to PNAP APP-151 Appendix C1 and APP-152 Appendix D has been factored in.

[b] Among the 168m^2 vertical green, 97.878m^2 are accountable towards the minimum requirement of site coverage of greenery under PNAP-152.

3.3.11 With a total greenery area of 408m^2 (about 25% of the site area), the establishment of vegetation corridors along the On Kui Street and the adjoining footpath and cycle track should be considered as abundant and high-quality greenery.

Figure 3.4 Artist Impression Viewing from the North of the Site



Figure 3.5 Artist Impression Viewing from the West of the Site



Preservation of Stone Tablets

3.3.12 As stated in paragraph 3.3.5, the voluntary southwestern setback filled with greenery will provide a buffer area between the stone tablets and the Proposed Development to avoid causing any damage, disturbance or obstruction to the stone tablets during construction and operation of the Proposed Development. Please refer to ***Appendix 3*** for the method statement for the protection of stone tablets.

3.4 Implementation Programme

3.4.1 It is anticipated that the Proposed Development will be completed at the end of 2029.

4 TECHNICAL CONSIDERATION

4.1 Visual

4.1.1 To assess the potential visual impact of the Proposed Development on the overall visual quality of the surroundings, a Visual Appraisal enclosed in ***Appendix 2*** has been conducted. A total of four viewing points ("VPs") has been selected to assess the visual impact of the proposed scheme against the baseline scheme which complies with the building height restriction stipulated on the Approved OZP. The overall visual impact on viewers from VPs are anticipated to be slight.

4.1.2 The Proposed Scheme has provided additional building setback and abundant high-quality greenery as design measures. These enable to breakdown the building mass, improve visual permeability to the surroundings, create visual interest and further mitigate the visual impact induced by the Proposed Development.

4.2 Tree & Landscape

4.2.1 The Tree Preservation and Removal Proposal ("TPRP"), enclosed in ***Appendix 4***, has been conducted to evaluate the treatment of existing trees in response to the Proposed Development. Based on the tree survey, a total of 24 nos. of trees are surveyed within the Site, and 1 no. locating at Green Area is encroached in the Planning Application Boundary. No mature tree (i.e. over 750mm DBH) and/or distinctive landscape character/resources area found within the Site. All 24 nos. existing trees within the Site are proposed to be felled (including 2 nos. dead trees and 2 nos. emergency felled trees), as well as the 1 no. additional at Green Area. Total number of 27 nos. compensatory tree plantings within the future development, to achieve a minimum 1:1.125 compensation ratio in quantity. The TPRP was submitted to Lands Department in August 2023 and approval were given in September 2023. A Landscape Proposal and a Tree Treatment Plan with updated architectural layout enclosed in ***Appendix 5*** has been prepared to demonstrate the feasibility and maintenance of planters and vertical green.

Table 3.4 Summary of Proposed Compensatory Tree Species

Code	*Tree Species (Botanicla Name)*	Tree Species (Chinese Name)	DBH (mm)	Crown Spread (m)	Overall Height (m)	Spacing (m)	Live-Crown Ratio	Quantity
PM	**Podocarpus macrophyllus (Thunb.) Sweer**	**羅漢松**	**80**	**1**	**2**	**1.5**	**0.4**	**18**
TM	Terminalia Mantaly	小葉欖仁	120	3.5	5	4	0.4	9
							Total	27

NOTE: Species highlighted in **BOLD** text denote Native plant species.

4.3 Other Consideration

4.3.1 Since the Proposed Scheme conforms to the planning intention, land uses and PR restriction of the OZP, and maintains the same development parameters (including the GFA and car parking provision) as the Approved GBP Scheme, the Proposed Development will not induce additional traffic and engineering impacts to its surrounding.

5 PLANNING MERITS AND JUSTIFICATIONS

5.1 In Line with the Government's Policy of Facilitating Aboveground Carpark Arrangement for Private Developments

5.1.1 The Proposed Scheme, as compared to the Approved GBP Scheme, is mainly to relocate the carpark from the basement level to the aboveground level, with a minor increase in BH. Since no more than two levels of aboveground carparks have been proposed in this Application, full GFA exemption for carparks will be allowed. Such a scheme refinement is in line with the latest Government's policy to facilitate the provision of the aboveground carpark in private development projects, which could effectively reduce construction costs and expedite developments.

5.2 Realise the As-of-right Development Potential of the Site

5.2.1 Mentioned in Section 3.2, there are residual GFA/PR which has not be accommodated under the Approved GBP Scheme due to the compliance with the 65m statutory BH restriction. Seizing the opportunity to review the BH due to the latest GFA exemption arrangement, the Proposed Scheme with BH increase has taken up the residual GFA under the Approved GBP Scheme, so as to realise the as-of-right development potential of the Site under the lease.

5.3 Proposed Building Height Relaxation is Minor and Reasonable

5.3.1 The Proposed Scheme has made reference to PNAP APP-132 to optimise the site coverage thereby minimise the BH. Since relocating the carpark from basement to aboveground will inevitably be constrained by a lowered building coverage, the original single storey basement carpark occupying one floor has to be accommodated on two separate floors. As a result, the total number of storeys increases from 13 (including basement) to 14 (all aboveground).

5.3.2 The Proposed Scheme maintains similar f-t-f height for both carpark and industrial uses in the Approved GBP Scheme, the proposed building height has been optimised to cater the aboveground ancillary carpark, the required PVP and the permitted industrial use. Hence, the overall BH of the Approved GBP Scheme (including basement) is 69.85m while the BH of the Proposed Scheme with aboveground carpark is 76.3m (+6.45m) only.

5.3.3 It should be noted that the required PVP already occupied a significant portion (6 storey or 33m) of the Proposed Scheme, which is about half of the permitted BH under the Approved OZP. However, the Site having such PVP requirement does not enjoy higher BH restriction on the Approved OZP as compared to the surrounding land falling within the same "I" zone.

5.3.4 Despite this application seeks to relax the BH from 65m to 76.3m (+11.3m or 17.4%), it is indeed for a typical industrial development with a PVP having similar

scale as the industrial development.

5.4 Provision of Additional Building Setbacks and Abundant High-quality Greenery

5.4.1 The Applicant has taken the opportunity to include additional design measures in the Proposed Scheme. While there is no statutory setback requirement from the Approved OZP, the Proposed Scheme has provided a setback of about 3.775m along the southwestern boundary, a setback of about 0.7m along On Kui Street and a setback of 4.28m along the northeastern boundary. The setbacks can improve street environment, enhance air ventilation and visual permeability to create a more spacious pedestrian realm and pleasing public space.

5.4.2 Also, greenery including two planting strips along the northeastern and southwestern boundaries and vertical green along On Kui Street and the northern and western corners of the Proposed Development. The vertical green at prominent locations will create visual interest and soften the building edge of the Proposed Development. The establishment of vegetation corridors along the On Kui Street and the adjoining footpath and cycle track enhance the aesthetics and environmental quality of the industrial area.

5.5 No Significant Impact in Visual Aspects

5.5.1 According to the visual appraisal as provided in ***Appendix 2***, it is concluded that the overall visual impact induced by the Proposed Scheme is considered slight as compared to the BH restriction stipulated on the Approved OZP.

5.6 No Other Technical Impacts Anticipated

5.6.1 Since the Proposed Scheme conforms to the planning intention, land uses and PR restriction of the OZP, and all development parameters (e.g. GFA and car parking provision) proposed are basically the same as the Approved GBP Scheme, the proposed minor relaxation of BH for the Site will not induce additional traffic and engineering impacts to its surrounding. In this regard, the Proposed Scheme is therefore not anticipated to have any other technical impacts.

6 CONCLUSION

6.1.1 This Planning Application is prepared and submitted on behalf of the Applicant to seek approval from the TPB under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of BH Restriction for Permitted Industrial Use cum Public Vehicle Park at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling.

6.1.2 The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the proposed development scheme based on the following:

- The proposed increase in building height is in-line with the Government's policy of facilitating aboveground carpark arrangement for private developments;
- The Proposed Scheme has taken up the residual GFA not utilised under the Approved GBP Scheme, so as to realise the as-of-right development potential of the Site;
- The proposed relaxation of building height is minor and reasonable;
- The Proposed Scheme has provided additional building setbacks and abundant high-quality greenery;
- The Proposed Scheme has no significant change in visual aspects; and
- No other technical impacts are anticipated, as the Proposed Development conforms to the planning intention, land uses and maximum plot ratio restrictions of the OZP, and all other development parameters remain the same as per the Approved GBP Scheme.

Appendix 1

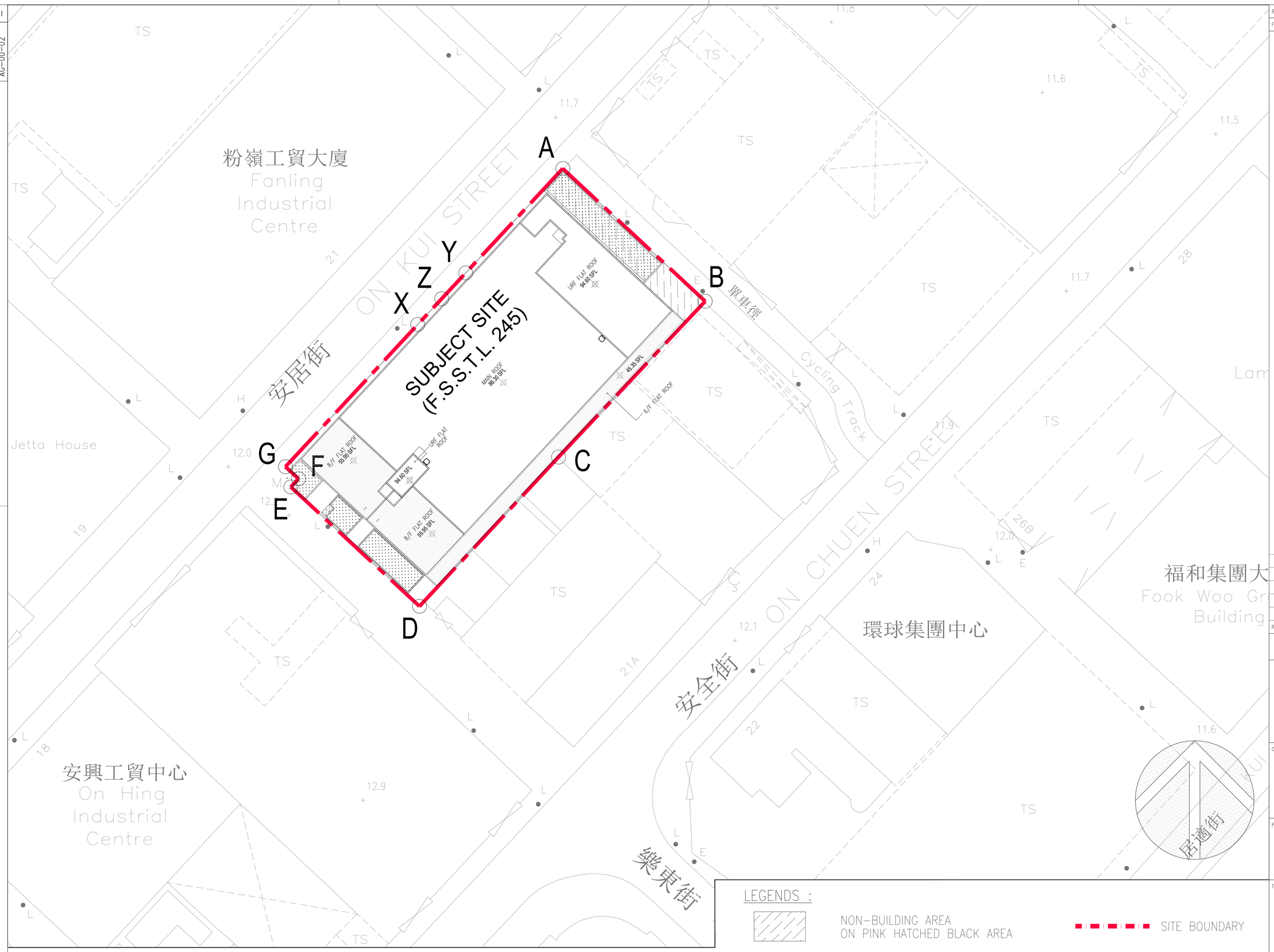
Schematic Architectural Drawings

REV I

DRAWING NO AG-00-02

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



LEGENDS :

NON-BUILDING AREA ON PINK HATCHED BLACK AREA

SITE BOUNDARY

1 / - MASTER LAYOUT PLAN
1:250 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

MASTER LAYOUT PLAN
S16 SCHEME

DRAWN	KWY	DATE	JUN 2023	CAD REF	W:\J684 Fanling (OWC)\Section 16 Submission\AG-00-01.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-00-02
DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

REV I

DRAWING NO AG-01-02

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

EXISTING PAVEMENT

安居街 ON KUI STREET

12.00 EX

11.70 EX

12.20 EX

12.10 EX

11.89 EX

THE CONSTRUCTION OF RUN-IN-OUT SHALL COMPLIED WITH HYD STANDARD DRAWING NOs. H1113C, H1114B, H1117B, H5133B, H5134A, H5135B

RUN IN/OUT

EXISTING PAVEMENT

EXISTING PAVEMENT

DETAIL "Y"

DETAIL "X"

DETAIL "Z"

SITE BOUNDARY

S.C.2

S.C.2 W/ HEAVY DUTY

DROP GATE / EGRESS CONTROL PT.

DROP GATE / INGRESS CONTROL PT.

FALL 3%

RAMP DN 1:8

RAMP UP 1:8

W/P M.L. AT H/L

WORKSHOP
UFS=43.848SM

E&M ROOM

F.D.

LAUT
(MVAC)

UNISEX LAV.
(MVAC)

M.R.C.
UFS=5.225SM

P.D.

GREENERY
(GREEN BUFFER)

NON-BUILDING AREA
(TREE PIT)

NON-BUILDING AREA
(THE PIT)

ST-02

UP38R

FALL 1:100

LGV2
NIGHT-TIME
(PRIVATE)

LGV3
NIGHT-TIME
(PRIVATE)

MGV1
NIGHT-TIME
(L/UL)
(PRIVATE)
COMMON AREA (SC 20(g)(ii))
(3.5mX11mX5.7h)

LGV4
(L/UL)
(PRIVATE)
COMMON AREA (SC 20(g)(ii))

GOODS HANDLING AREA

MOVABLE WAITING SPACE

GF CARPARK DRIVEWAY
(MIN. HEADROOM 4.7mH.)
(24-HOUR ACCESS FOR PUBLIC PARKING)
12.10 FFL
12.00 SFL

MIN. 1100H. AFFL
R.C. PARAPET WALL

RAMP UP 1:10

RAMP UP 1:8

UP

AUTOMATIC METER READING ROOM

S.V.D. AT BF RAMP H/L
S.V.D. AT H/L
(240/240/240 FRR)

S.V.D. W/P

FALL 1:100

LGV5
(PUBLIC)
(3.5mX7mX3.6h.)

LGV1
(L/UL)
(PRIVATE)
COMMON AREA (SC 20(g) (ii))

F.A.D.

ST-01

UP34R
DN2R
(SS 37)
(ST-01)

DN2R

MANAGEMENT OFFICE
UFS=12.590SM

FRR(-/60/60) GLASS WALL

P.LOB.

L-01
PASSENGER

L-02
CARGO

L-03
CARGO

L-04
CARGO

MGV2
(L/UL)
(PRIVATE)
COMMON AREA (SC 20(g)(ii))

MGV3
(L/UL)
(PRIVATE)
COMMON AREA (SC 20(g)(ii))

GOODS HANDLING AREA

CARPARK PAYMENT BOOTH

M1
(PRIVATE)
(1mX2.4mX2.4h.)

W.M.C.

LGV6
(PUBLIC)

TX ROOM
(R.C. SLAB REFER CLP DWG)

S.S. LOUVER AT H/L

150H. R.C CURB

R.C. EAVE ABOVE AT H/L

(NON-BUILDING AREA ON PINK HATCHED BLACK AREA)

FALL 1:100

SITE BOUNDARY

3700

1850

1600

3475

3175

1855

2400

900

3600

9500

7.12

7.12

19920

EL

A

B

C

D

E

F

G

單車徑 CYCLING TRACK

1 GROUND FLOOR PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUN26	TL

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

GROUND FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\JAR Fanling (JWC)\Section 16 Submission\AG-01-02_GF.dwg
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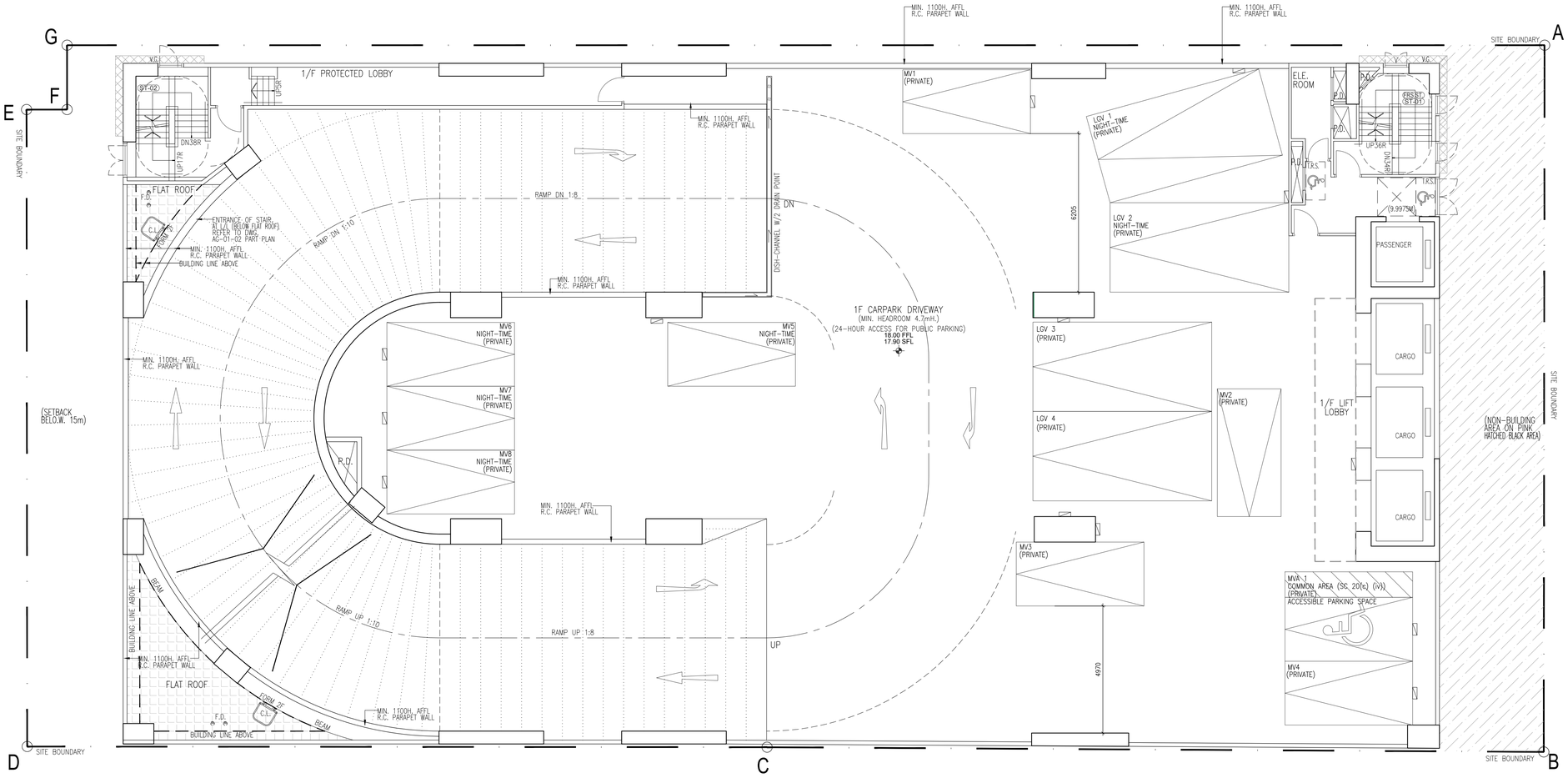
PROJECT NO. J684

REV I

DRAWING NO AG-01-03

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

FIRST FLOOR PLAN

1 / - FIRST FLOOR PLAN
1:100 @A1

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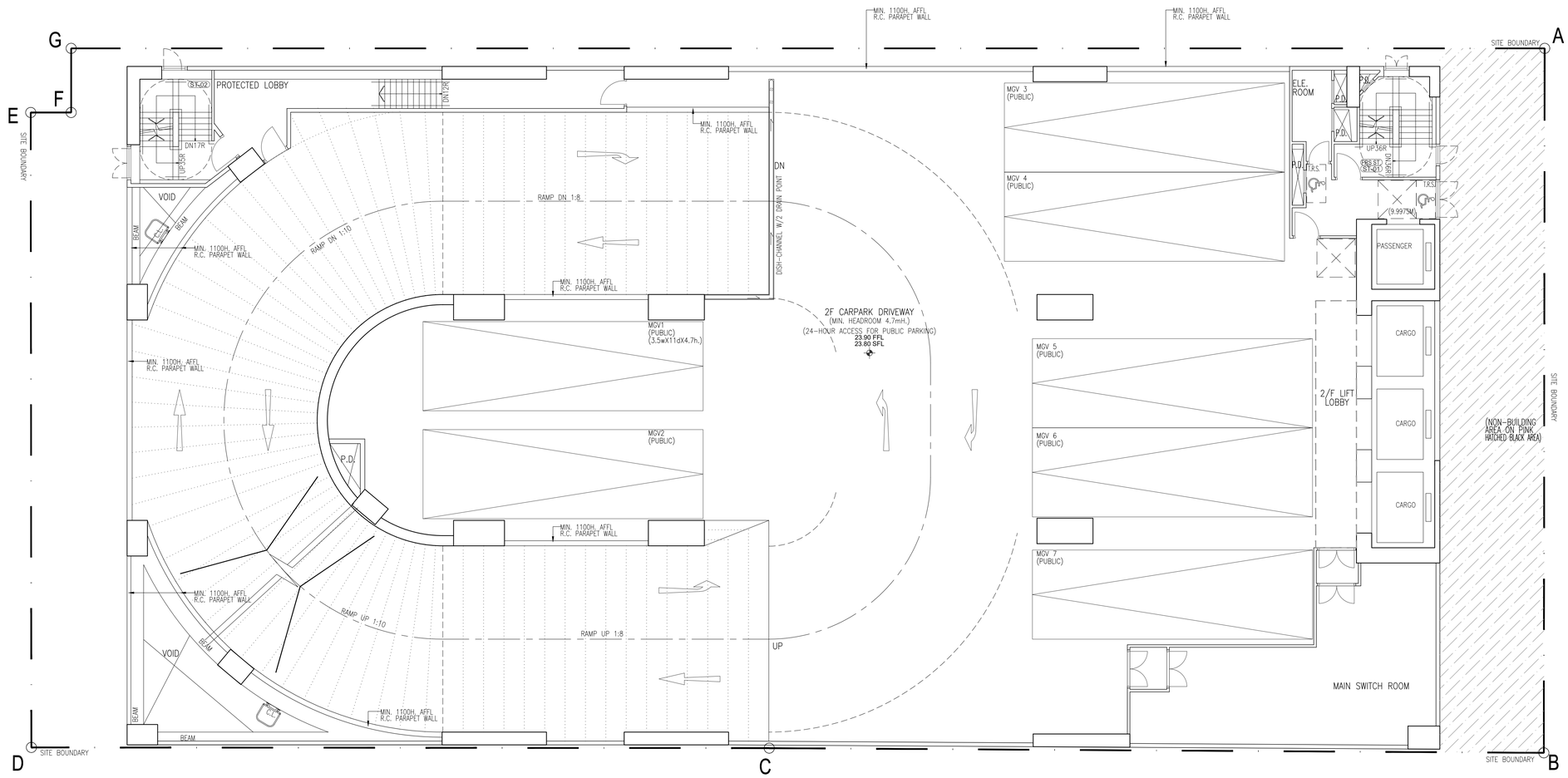
PROJECT NO. J684

REV I

DRAWING NO AG-01-04

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - SECOND FLOOR PLAN

1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

SECOND FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\JOB\4 Fanling\DWG\Section 16 Submission\AG-01-04_2F.dwg
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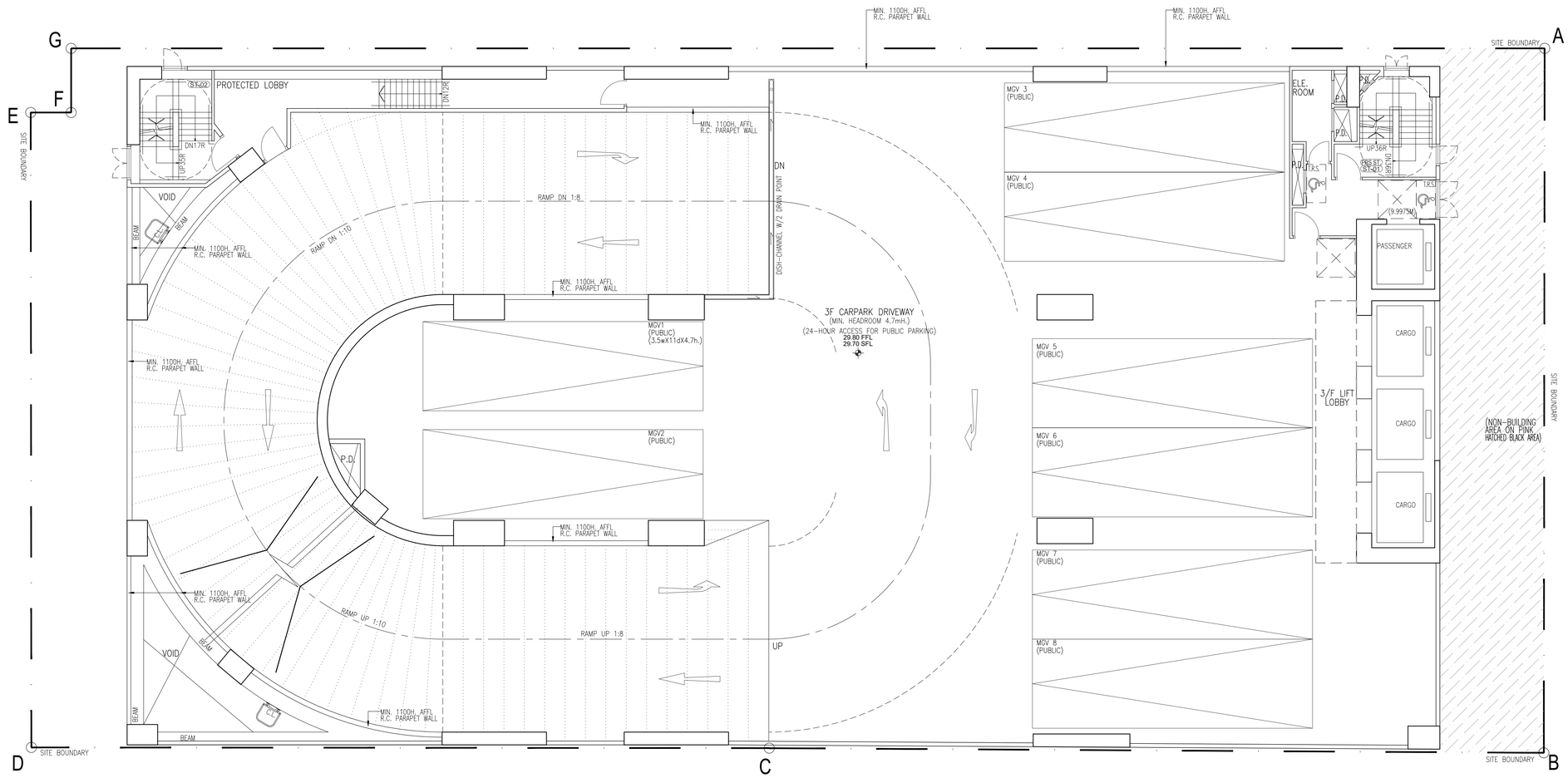
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REV I

DRAWING NO AG-01-05

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - THIRD FLOOR PLAN

1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

THIRD FLOOR PLAN

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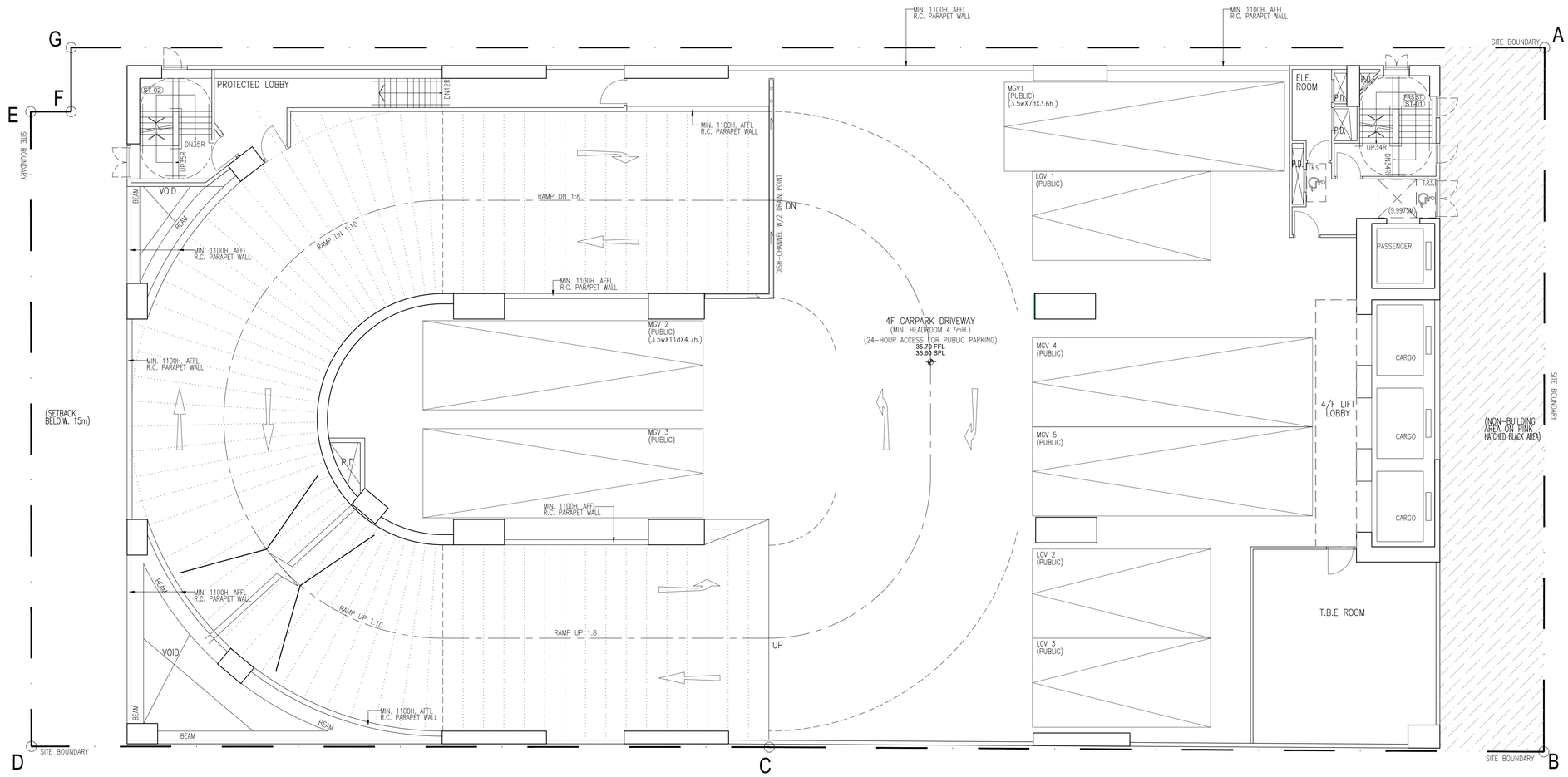
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REV I

DRAWING NO AG-01-06

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



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ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

FOURTH FLOOR PLAN

1 / - FOURTH FLOOR PLAN
1:100 @A1

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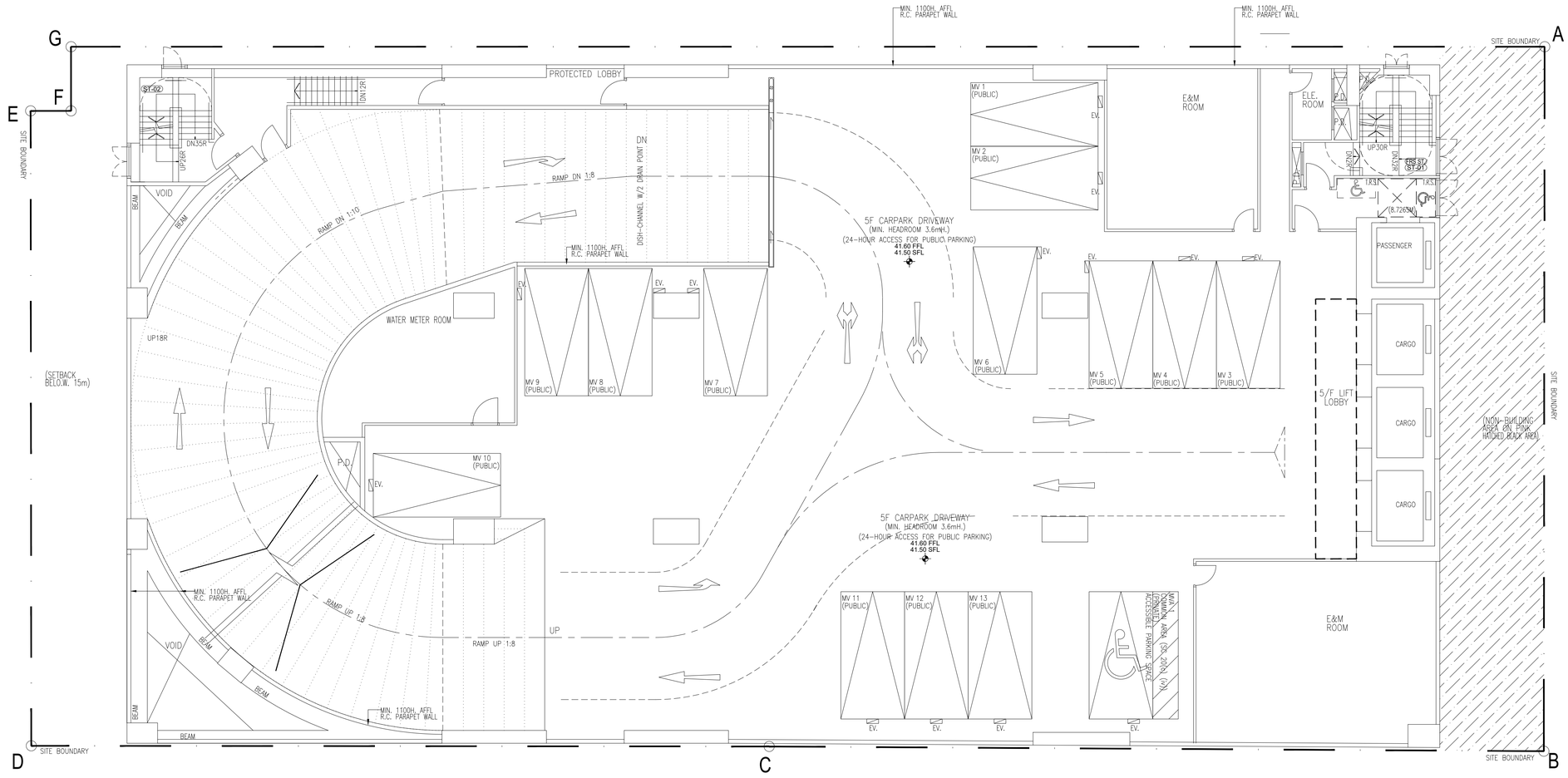
PROJECT NO. J684

REV I

DRAWING NO AG-01-06A

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 FIFTH FLOOR PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

FIFTH FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	J:\J684 Fanling\DWG\Section 16 Submission\AG-01-06A_5F.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-06A
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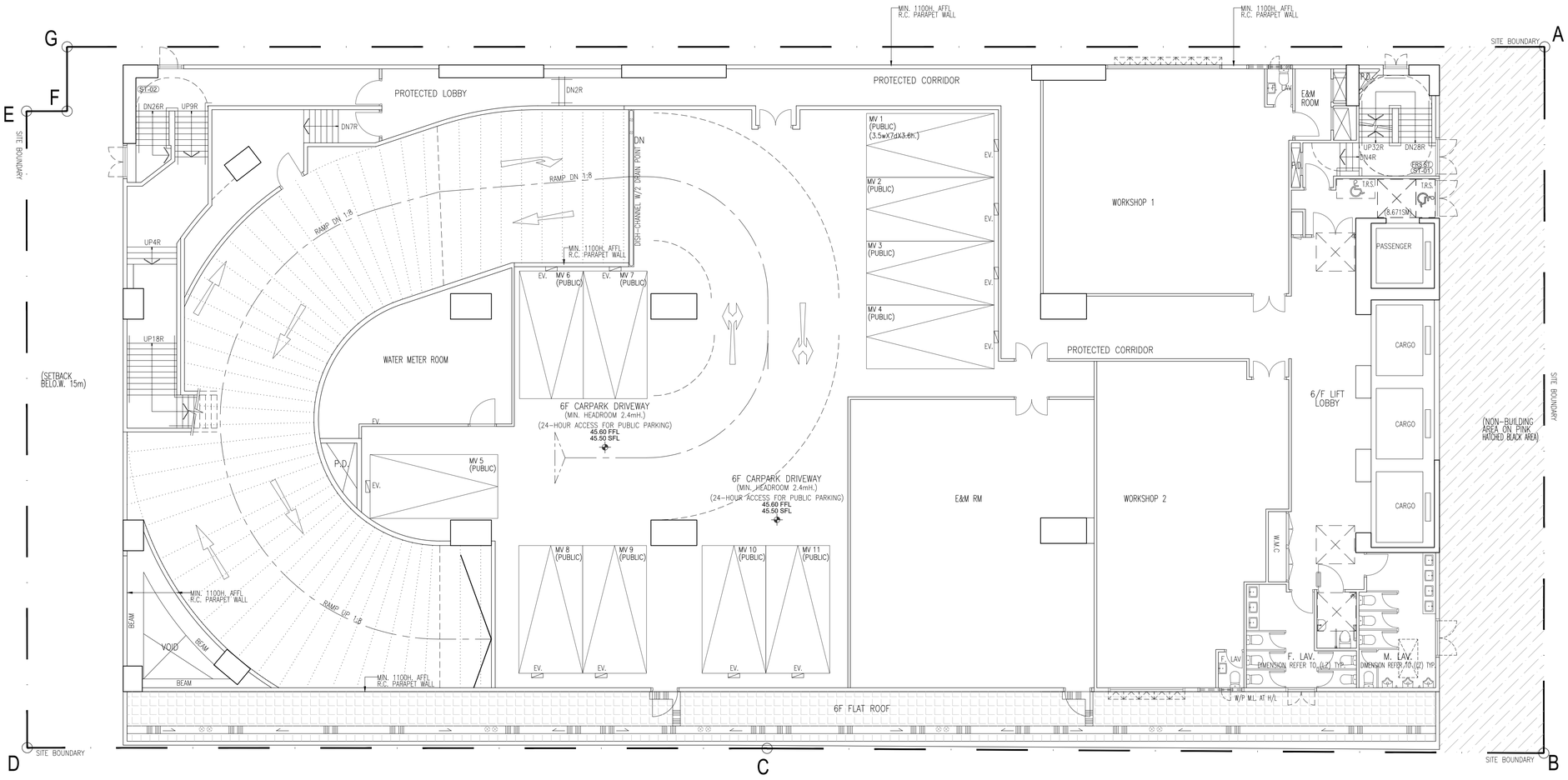
PROJECT NO. J684

REV I

DRAWING NO AG-01-06B

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - SIXTH FLOOR PLAN

1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

SIXTH FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	L:\684 Fanling\DWG\Section 16 Submission\AG-01-06B_SF.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-06B
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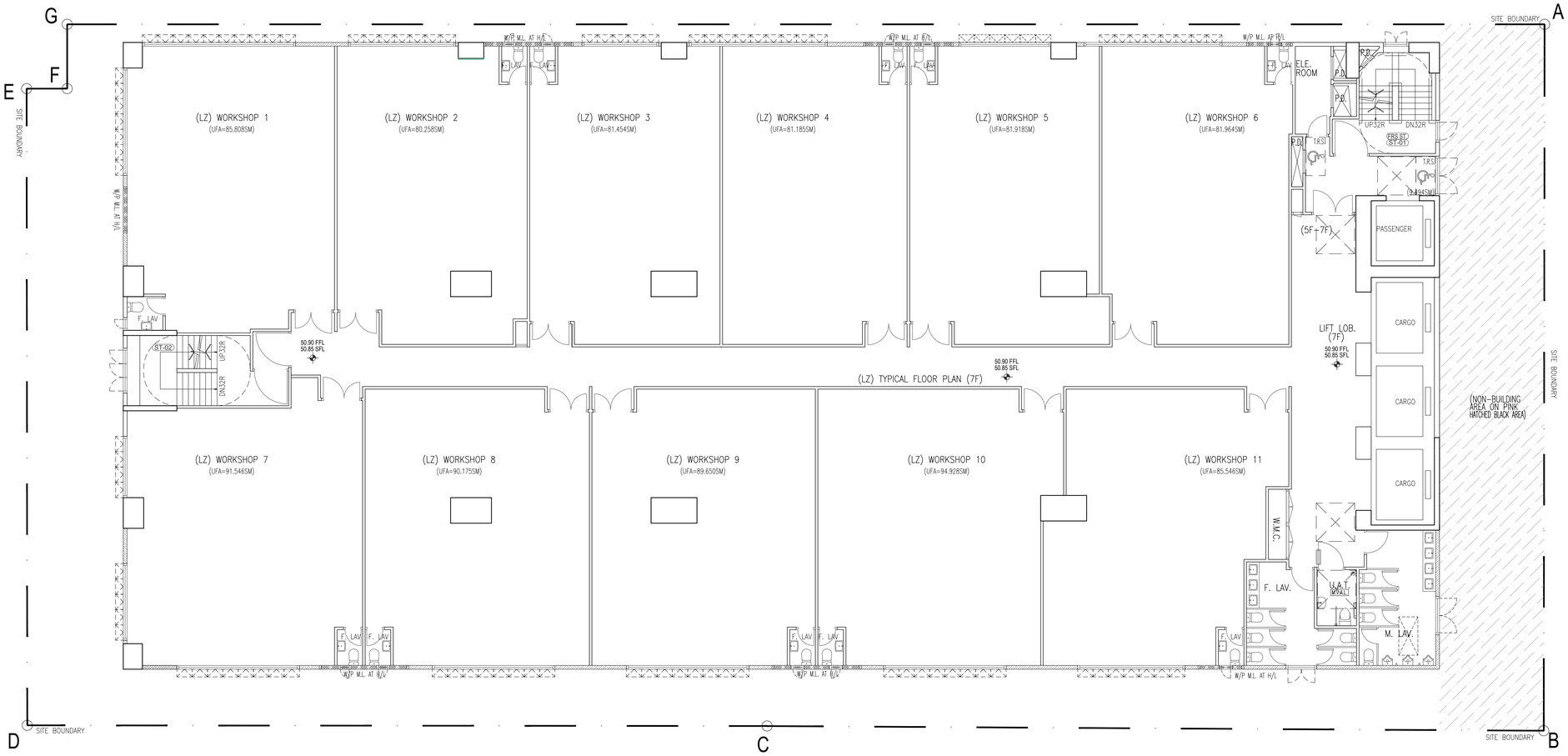
PROJECT NO. J684

REV I

DRAWING NO AG-01-07

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - 7TH FLOOR PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

LOW ZONE FLOOR PLAN
(7TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	V:\J684 Fanling\DWG\Section 16 Submission\AG-01-07_7F.dwg
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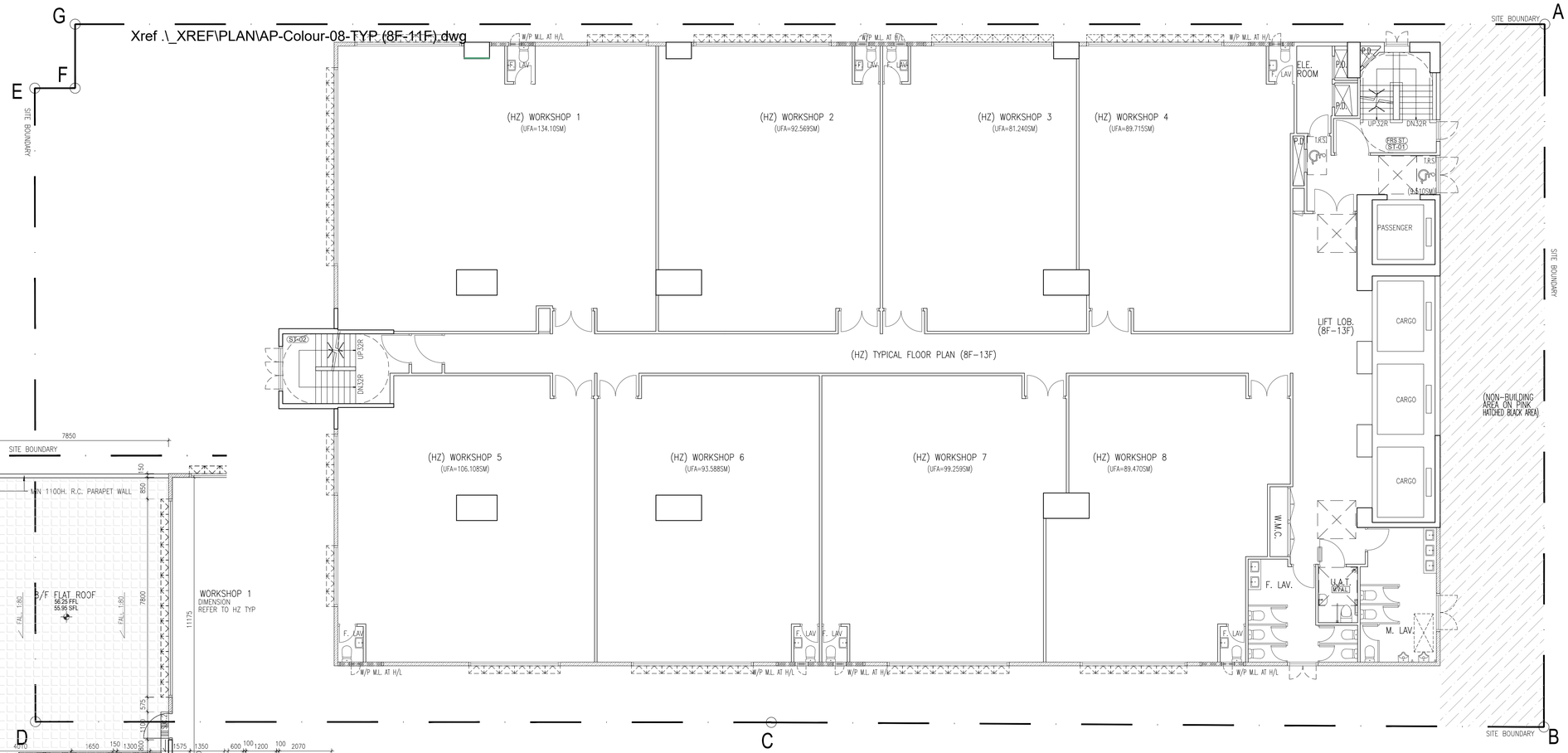
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DRAWING NO AG-01-08

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

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1 - 8TH - 13TH FLOOR PLAN
1:100 @A1

2 - 8TH PART PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

TYPICAL HIGHT ZONE FLOOR PLAN
(8TH–13TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	V:\JOB\ Fanling\DWG\Section 16 Submission\AG-01-08_8F-11F.dwg
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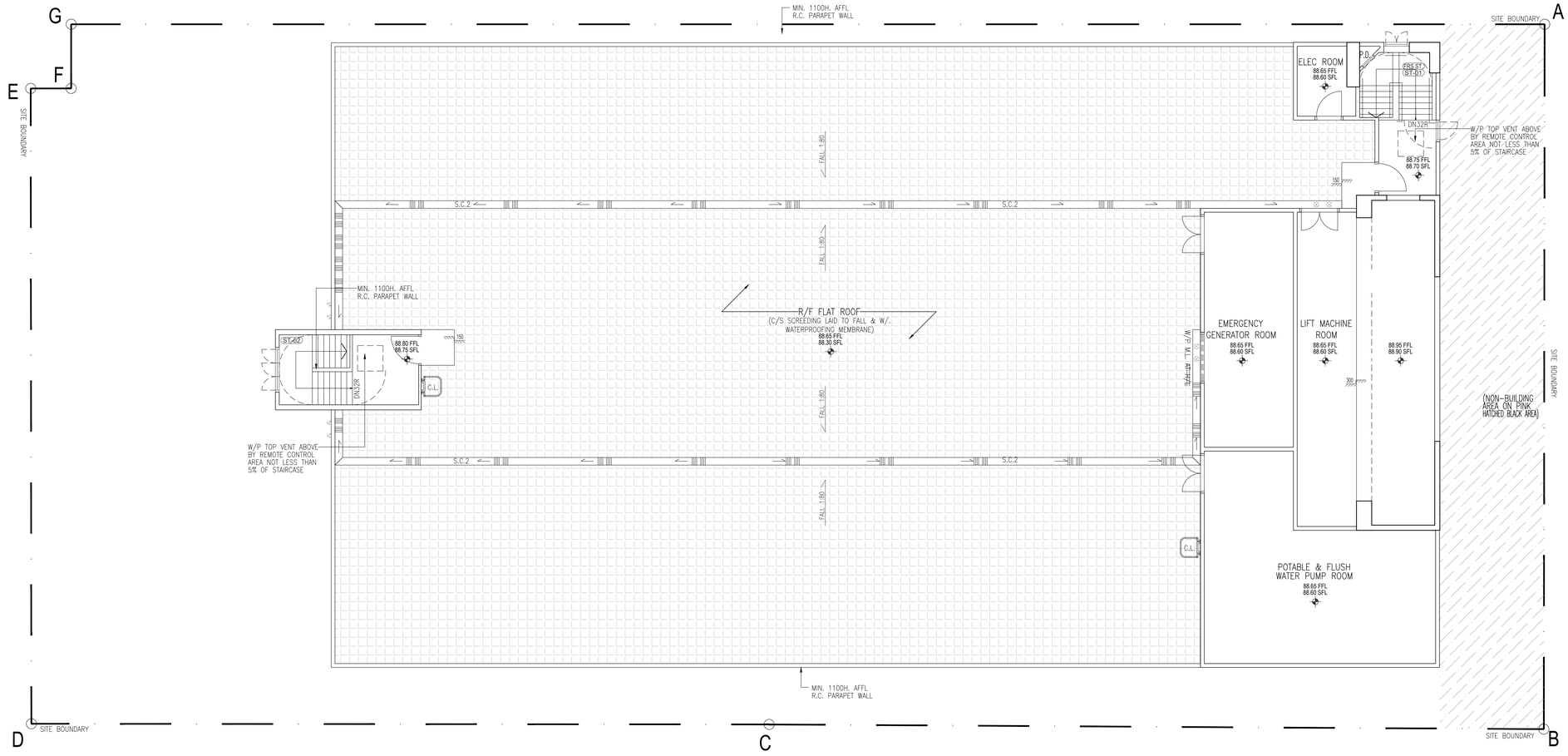
PROJECT NO. J684

REV I

DRAWING NO AG-01-09

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - ROOF FLOOR PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBIMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

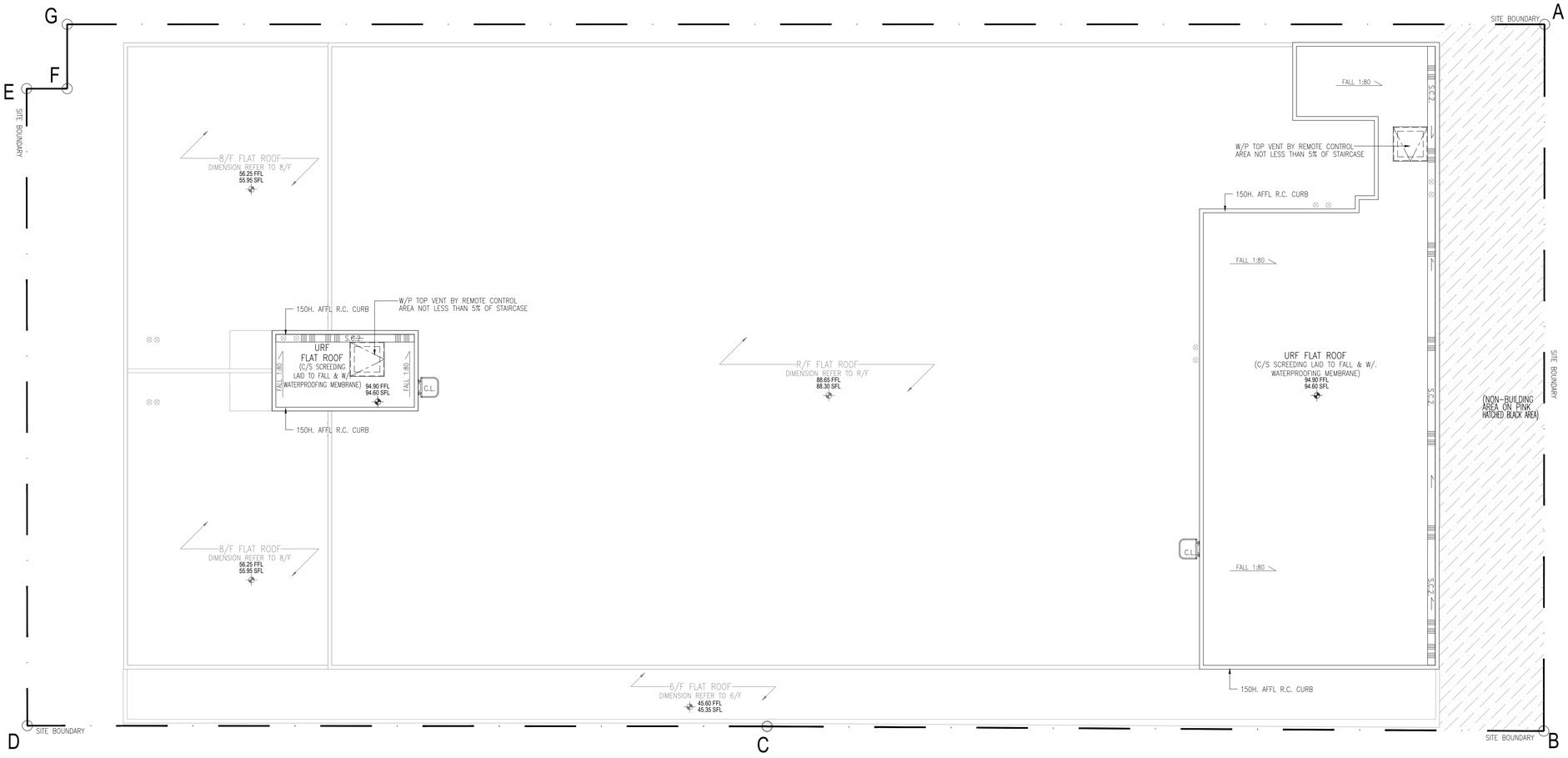
ROOF FLOOR PLAN

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DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 UPPER ROOF FLOOR PLAN
- 1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

UPPER ROOF FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	J:\J684 Fanling\DWG\Section 16 Submission\AG-01-10_URF.dwg
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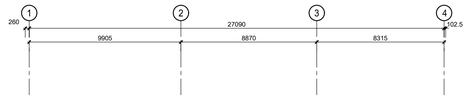
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DRAWING NO AG-01-10

DRAWING NO AG-02-01 | REV 1

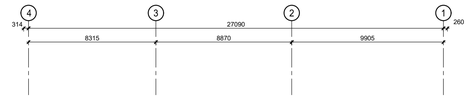
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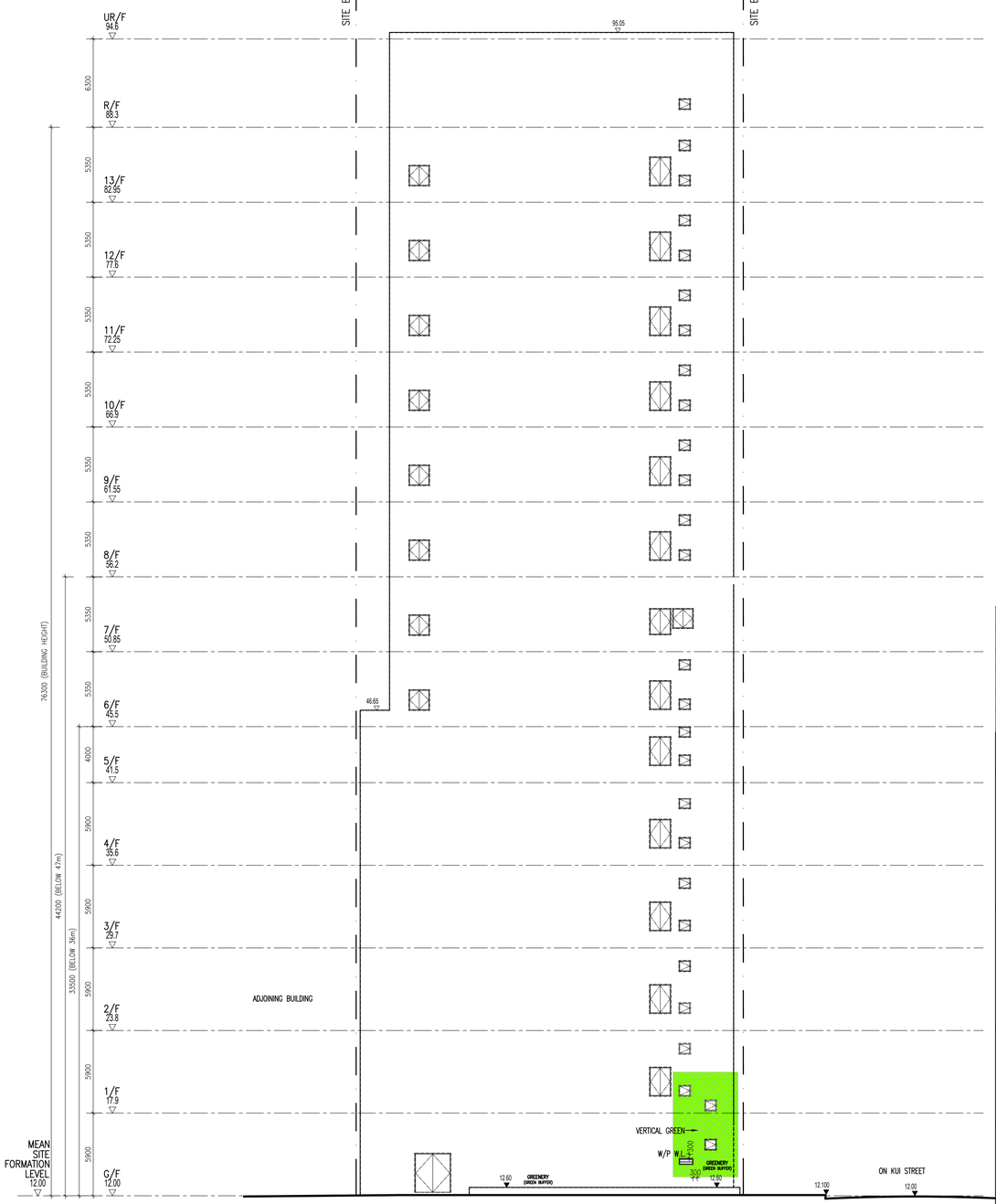
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A
-
ELEVATION A
1:200 @A1





B
-
ELEVATION B
1:200 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

AGC DESIGN LTD
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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

ELEVATION A & B

DRAWN	KWY	DATE	JUN 2023	CAD REF: V:\J684 Fanling\DWG\Section 16 Submission\AG-02-01.dwg
CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO: AG-02-01
DESIGNED	LSC	APPROVED	TL	REV: –

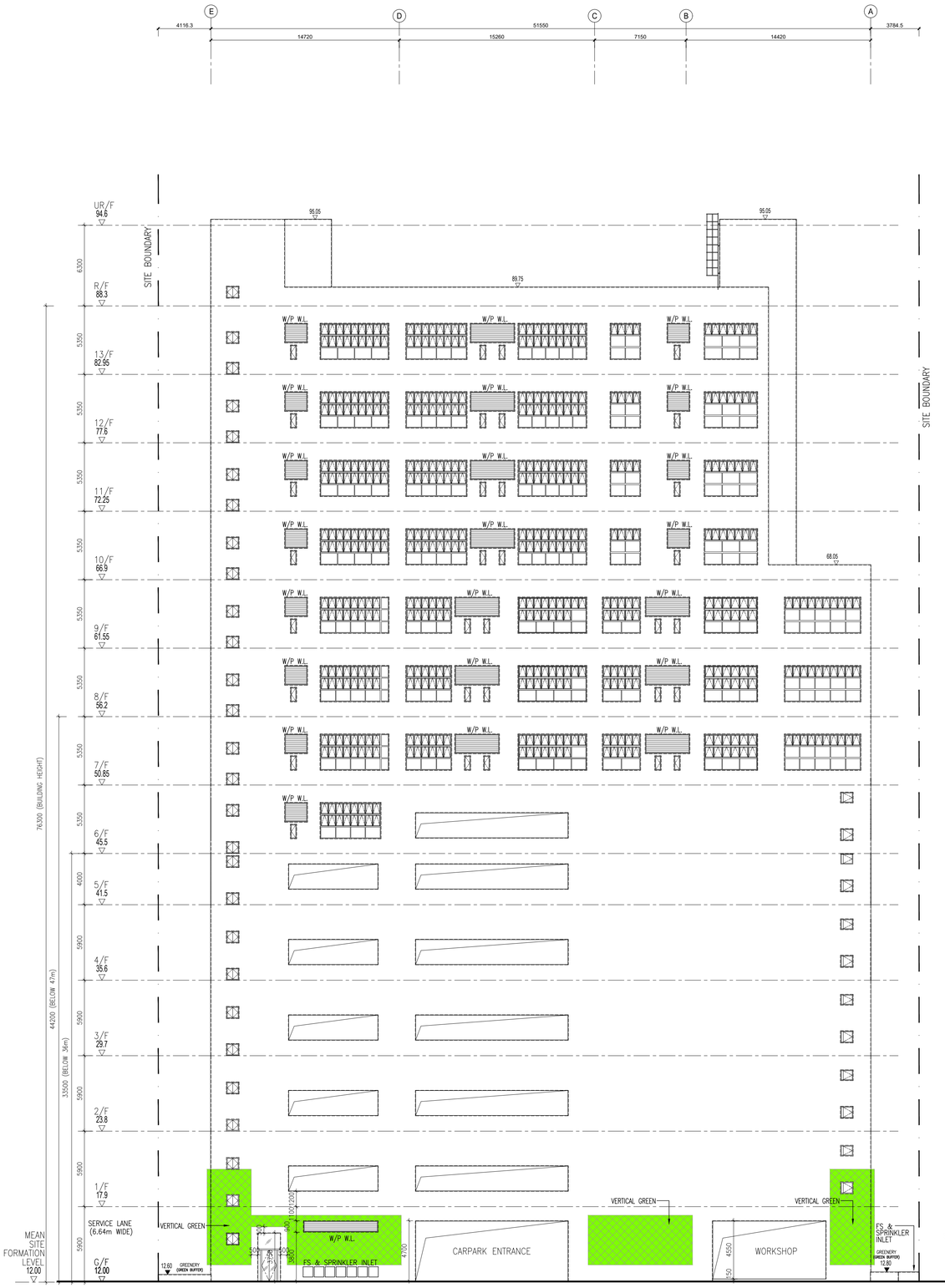
PROJECT NO. J684

REV I

DRAWING NO AG-02-02

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



C
-
ELEVATION C
1:200 @A1

–	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

ELEVATION C

DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\J684 Fanling\DWG\Section 16 Submission\AG-02-02.dwg	
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DESIGNED	LSC	APPROVED	TL			

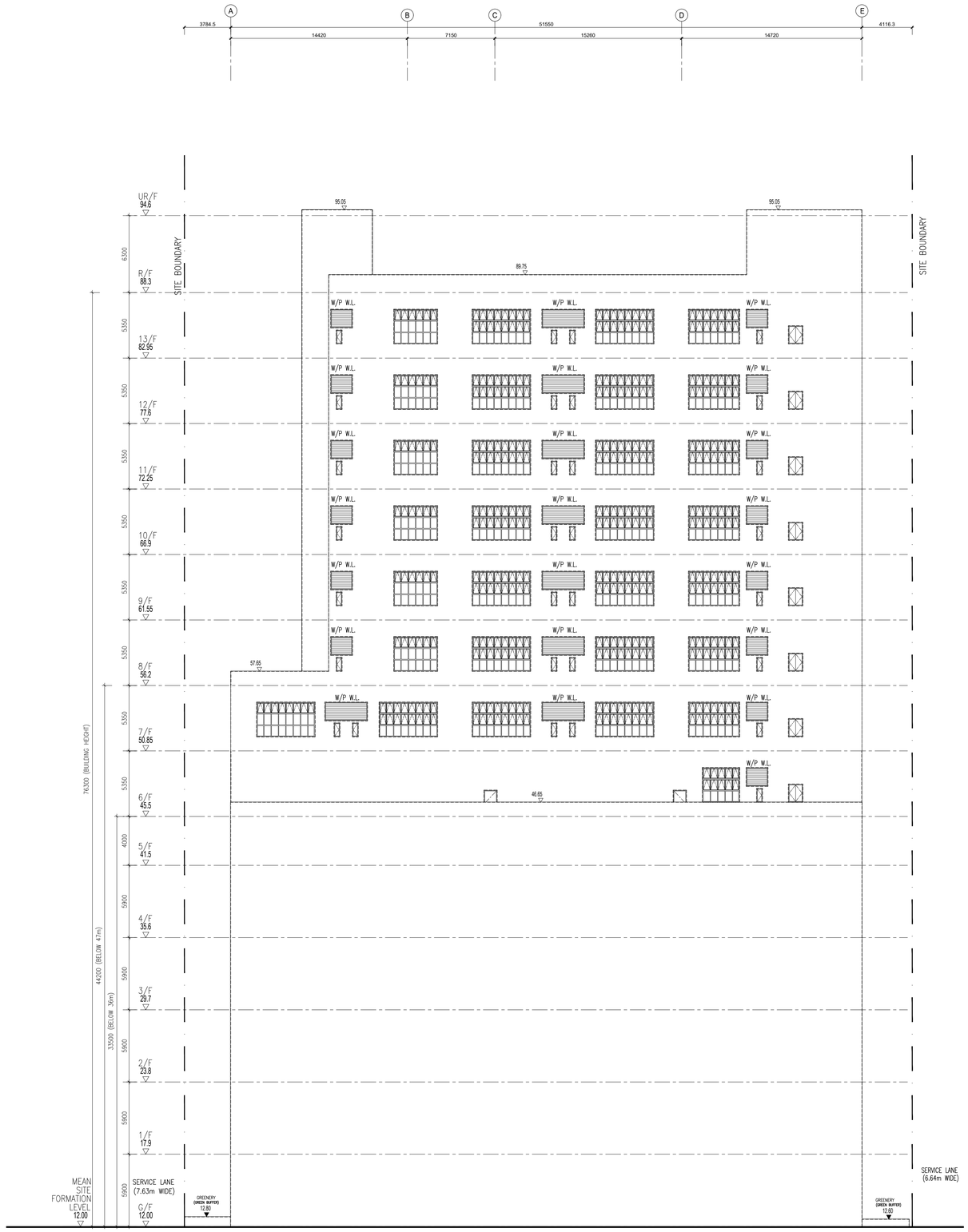
PROJECT NO. J684

REV I

DRAWING NO AG-02-03

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



D
-

ELEVATION D

1:200 @A1

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

ORIGINATOR

AGC DESIGN LTD
architecture urban design interior
香港北角英皇道255號Olympia Plaza 16樓1601室
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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

ELEVATION D

DRAWN	KWY	DATE	JUN 2023	CAD REF	J:\J684 Fanling\UMC\Section 16 Submission\AG-02-03.dwg	
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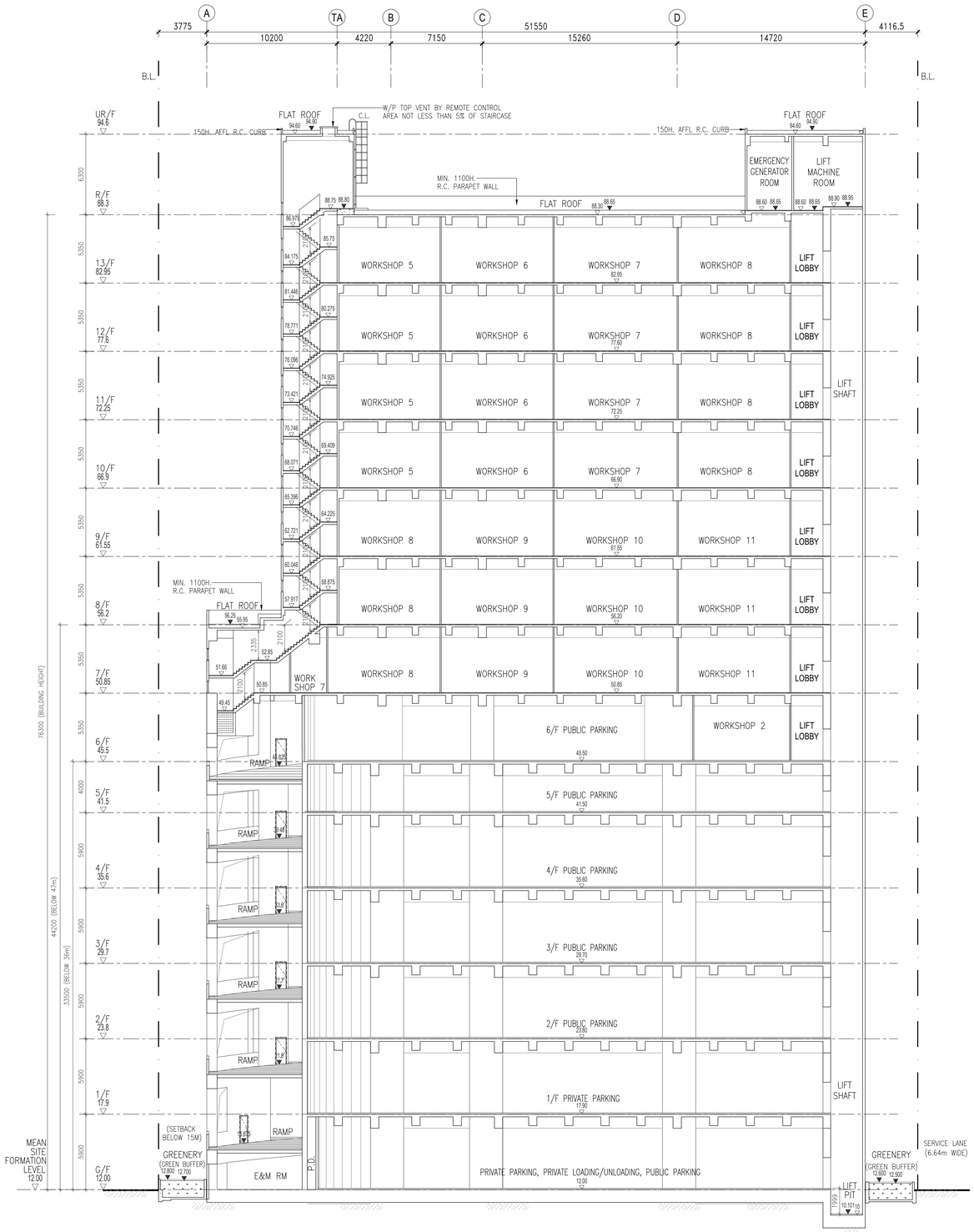
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REV I

DRAWING NO AG-03-01

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



1 / - SECTION 1

1:200 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

AGC DESIGN LTD
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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

SECTION 1

DRAWN	KWY	DATE	JUN 2023	CAD REF: W:\J684 Fanling\DWG\Section 16 Submission\AG-03-01.dwg
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DESIGNED	LSC	APPROVED	TL	REV: –

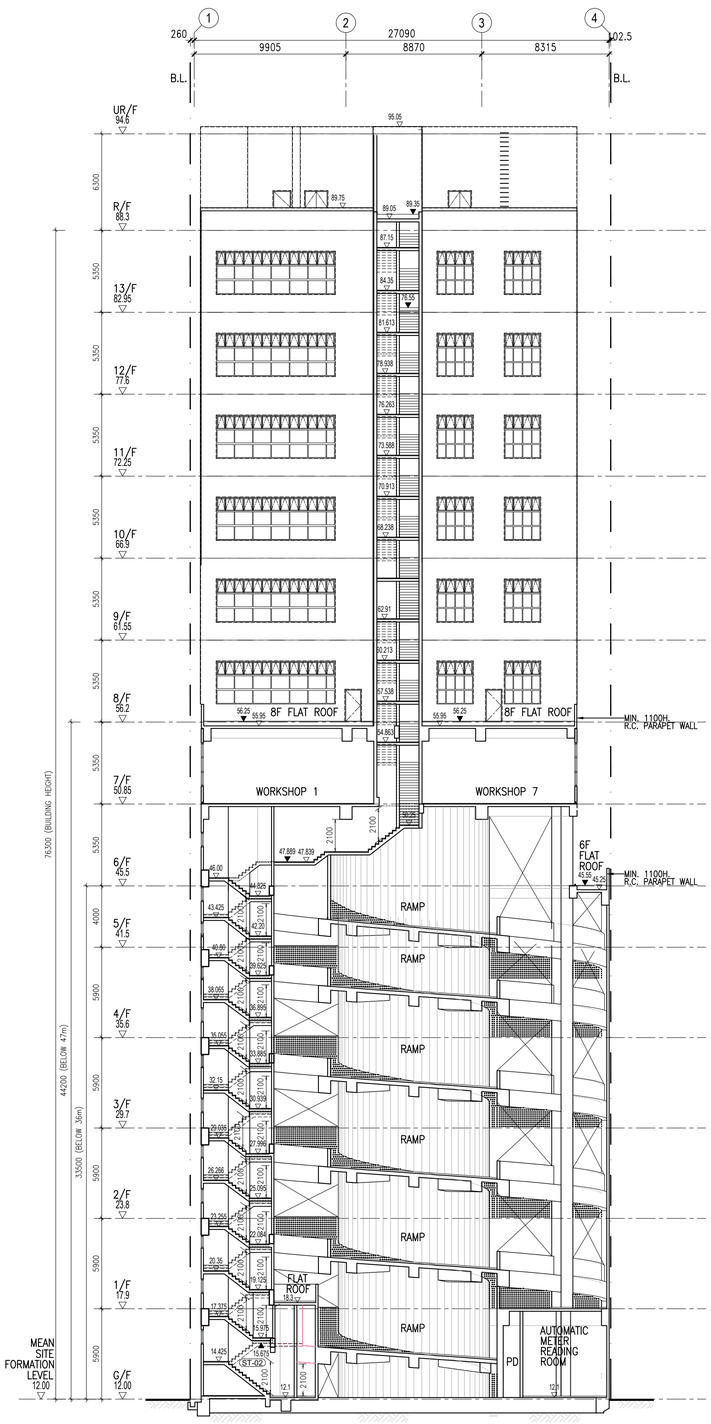
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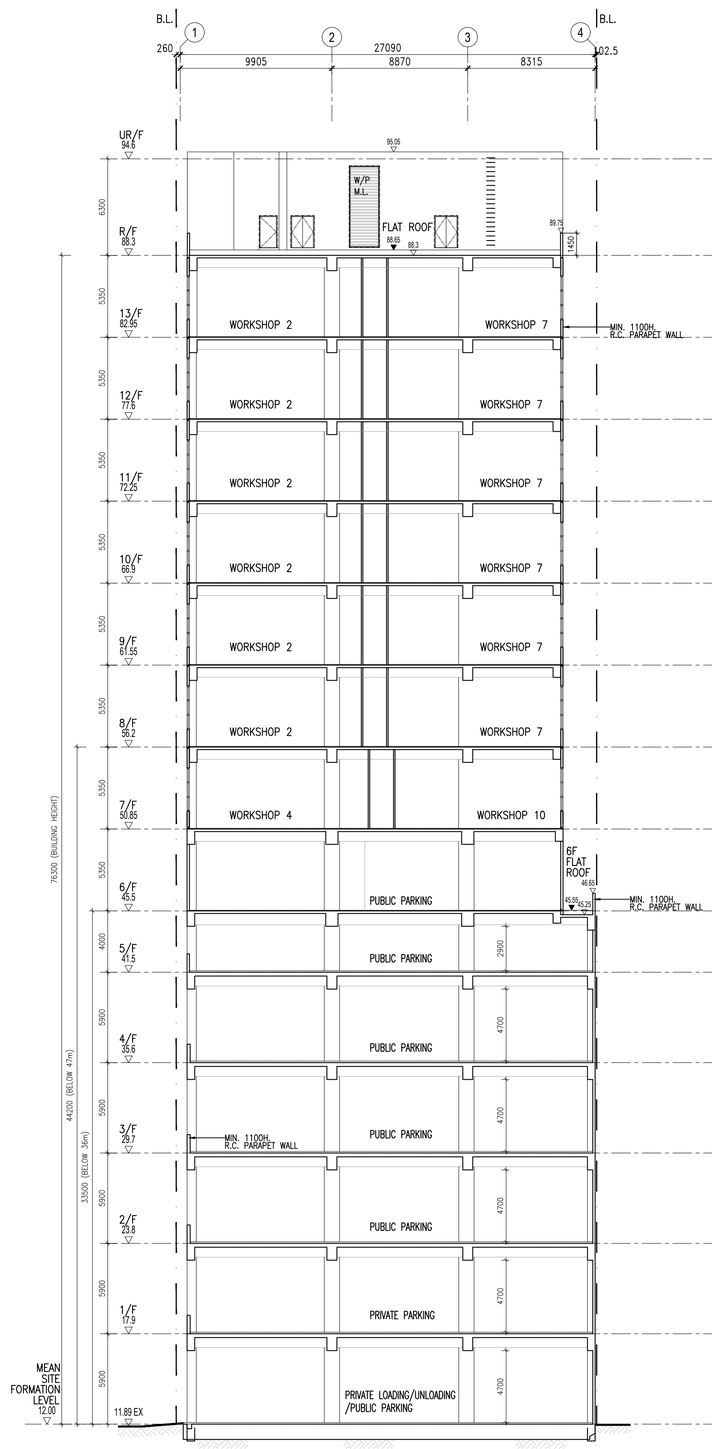
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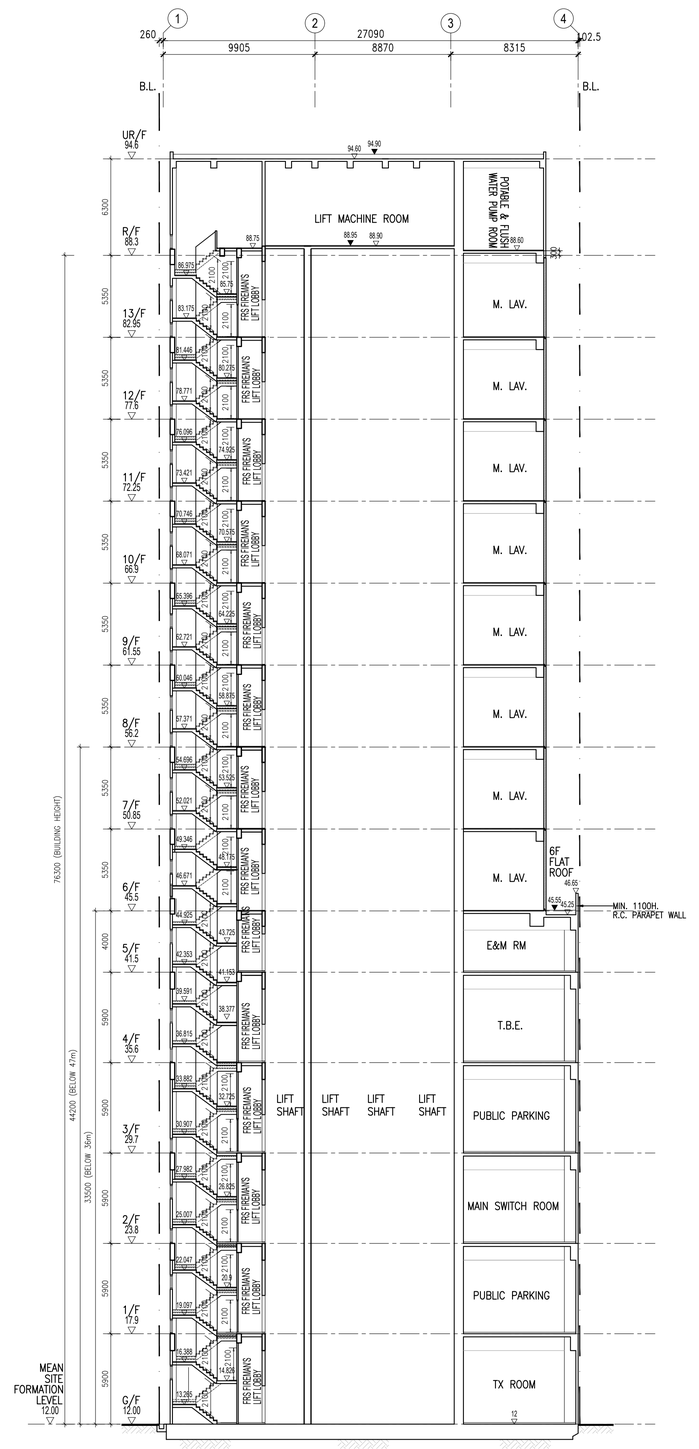
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2 - SECTION 2
1:200 @A1



3 - SECTION 3
1:200 @A1



4 - SECTION 4
1:200 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
-	1st SUBIMISSION	LCYT	JUL23	TL

ORIGINATOR

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PROJECT

Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

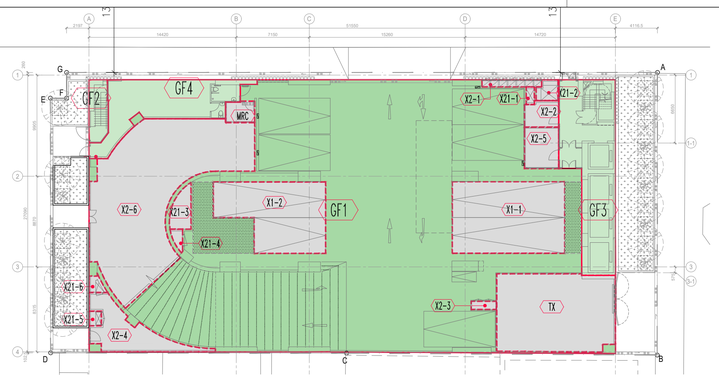
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DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\J684 Fanling\DWG\Section 16 Submission\AG-03-02.dwg
CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO	AG-03-02
DESIGNED	LSC	APPROVED	TL	REV	-

PROJECT NO. J684

REV I

DRAWING NO AG-04-02



CONCESSION CALULATIONS AT G/F

FOR CONCESSION TABLE ITEM 1 =		140.000
AREA NO.	AREA (S.M.)	AREA NAME
X1-1	77.000	U/UL
X1-2	63.000	U/UL

FOR CONCESSION TABLE ITEM 2.1 =		5.840
AREA NO.	AREA (S.M.)	AREA NAME
MRC	5.840	M.R.C

FOR CONCESSION TABLE ITEM 2.2 =		302.951
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.095	FSI
X2-2	8.356	FIRE CONTROL CENTRE & SPR. CONTROL VALVE
X2-3	1.960	W.M.C.
X2-4	28.257	AMR
X2-5	13.649	MANAGEMENT OFFICE
X2-6	159.481	E&M RM
TX	87.153	TX ROOM

FOR CONCESSION TABLE ITEM 21 =		18.439
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	1.384	EAD
X21-2	3.988	PD
X21-3	7.320	PD
X21-4	1.865	SV
X21-5	1.704	TD
X21-6	2.178	SV

TOTAL NON-DOMESTIC G.F.A. AT G/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
GF1	1225.799	GF CARPARK
GF2	11.166	ST-02
GF3	82.747	LIFT SHAFT, MG, ST01, CORR.
GF4	55.962	GF WORKSHOP
	1375.674	SUB-TOTAL

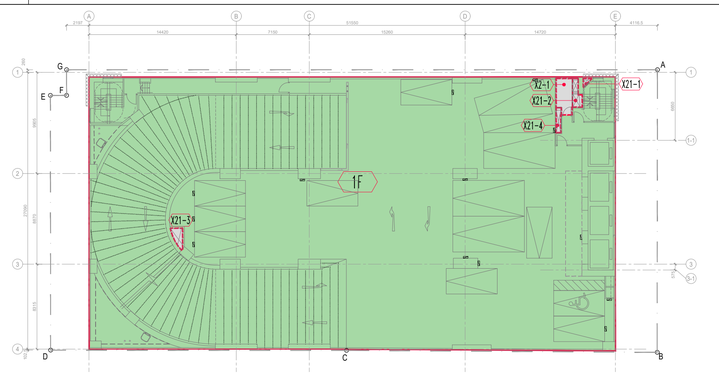
DEDUCT AREA

140.000	TOTAL CONC. ITEM 1 AT G/F
5.840	TOTAL CONC. ITEM 2.1 AT G/F
302.951	TOTAL CONC. ITEM 2.2 AT G/F
18.439	TOTAL CONC. ITEM 21 AT G/F
467.230	SUB-TOTAL
908.444	TOTAL NON-DOMESTIC G.F.A. AT G/F (UNDER B.O.)

TOTAL NON-DOMESTIC G.F.A. AT G/F (UNDER LEASE)

AREA NO.	AREA (S.M.)	AREA NAME
GF2	11.166	ST-02
GF3	82.747	LIFT SHAFT, MG, ST01, CORR.
GF4	55.962	GF WORKSHOP
	149.875	TOTAL NON-DOMESTIC G.F.A. AT G/F (UNDER LEASE)

\- CONCESSION CALCULATION DIAGRAM OF G/F 1:300 @ A1



CONCESSION CALULATIONS AT 1/F

FOR CONCESSION TABLE ITEM 2.2 =		5.303
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	5.303	ELE RM

FOR CONCESSION TABLE ITEM 21 =		5.172
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.020	PD
X21-3	1.647	PD
X21-4	1.138	PD

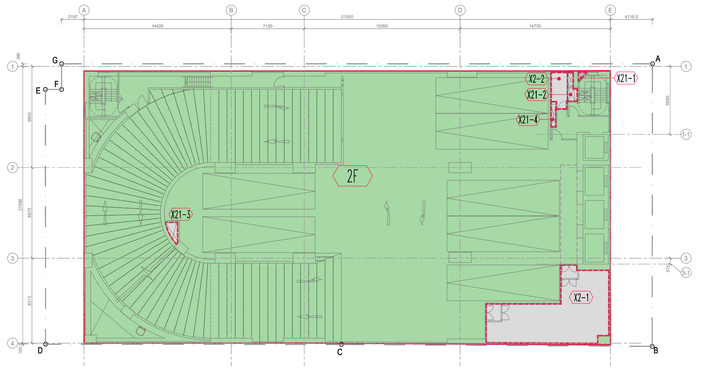
TOTAL NON-DOMESTIC G.F.A. AT 1/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
1F	1375.675	1F CARPARK
	1375.675	SUB-TOTAL

DEDUCT AREA

5.303	TOTAL CONC. ITEM 2.2 AT 1/F
5.172	TOTAL CONC. ITEM 21 AT 1/F
10.475	SUB-TOTAL
1365.200	TOTAL NON-DOMESTIC G.F.A. AT 1/F (UNDER B.O.)

\- CONCESSION CALCULATION DIAGRAM OF 1/F 1:300 @ A1



CONCESSION CALULATIONS AT 2/F

FOR CONCESSION TABLE ITEM 2.2 =		66.651
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	61.348	MAIN SWITCH RM
X2-2	5.303	ELE RM

FOR CONCESSION TABLE ITEM 21 =		5.172
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.020	PD
X21-3	1.647	PD
X21-4	1.138	PD

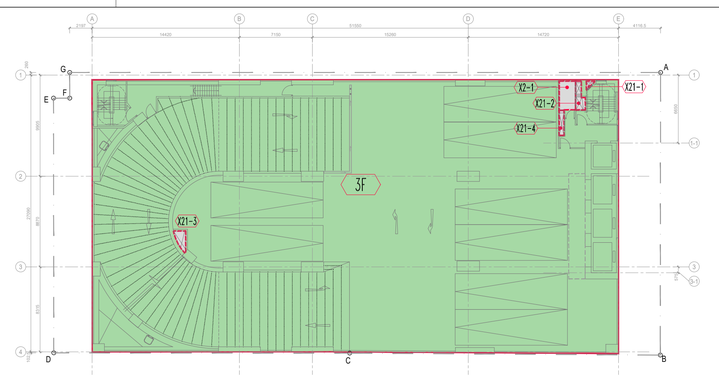
TOTAL NON-DOMESTIC G.F.A. AT 2/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
2F	1375.675	2F CARPARK
	1375.675	SUB-TOTAL

DEDUCT AREA

66.651	TOTAL CONC. ITEM 2.2 AT 2/F
5.172	TOTAL CONC. ITEM 21 AT 2/F
71.823	SUB-TOTAL
1303.852	TOTAL NON-DOMESTIC G.F.A. AT 2/F (UNDER B.O.)

\- CONCESSION CALCULATION DIAGRAM OF 2/F 1:300 @ A1



CONCESSION CALULATIONS AT 3/F

FOR CONCESSION TABLE ITEM 2.2 =		4.502
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.502	ELE RM

FOR CONCESSION TABLE ITEM 21 =		5.136
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.020	PD
X21-3	1.647	PD
X21-4	1.102	PD

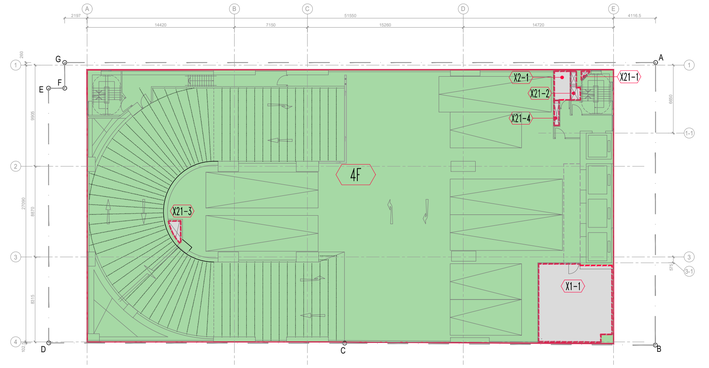
TOTAL NON-DOMESTIC G.F.A. AT 3/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
3F	1375.675	3F CARPARK
	1375.675	SUB-TOTAL

DEDUCT AREA

4.502	TOTAL CONC. ITEM 2.2 AT 3/F
5.136	TOTAL CONC. ITEM 21 AT 3/F
9.638	SUB-TOTAL
1366.037	TOTAL NON-DOMESTIC G.F.A. AT 3/F (UNDER B.O.)

\- CONCESSION CALCULATION DIAGRAM OF 3/F 1:300 @ A1



CONCESSION CALULATIONS AT 4/F

FOR CONCESSION TABLE ITEM 1 =		53.580
AREA NO.	AREA (S.M.)	AREA NAME
X1-1	53.580	T.B.E. RM

FOR CONCESSION TABLE ITEM 2.2 =		4.502
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.502	ELE RM

FOR CONCESSION TABLE ITEM 21 =		5.136
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.020	PD
X21-3	1.647	PD
X21-4	1.102	PD

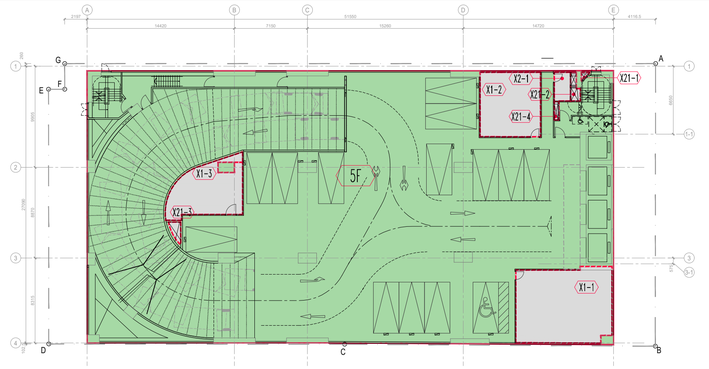
TOTAL NON-DOMESTIC G.F.A. AT 4/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
4F	1375.675	4F CARPARK
	1375.675	SUB-TOTAL

DEDUCT AREA

53.580	TOTAL CONC. ITEM 1 AT 4/F
4.502	TOTAL CONC. ITEM 2.2 AT 4/F
5.136	TOTAL CONC. ITEM 21 AT 4/F
63.218	SUB-TOTAL
1312.457	TOTAL NON-DOMESTIC G.F.A. AT 4/F (UNDER B.O.)

\- CONCESSION CALCULATION DIAGRAM OF 4/F 1:300 @ A1



CONCESSION CALULATIONS AT 5/F

FOR CONCESSION TABLE ITEM 1 =		138.699
AREA NO.	AREA (S.M.)	AREA NAME
X1-1	67.467	E&M RM
X1-2	37.307	E&M RM
X1-3	33.925	WATER METER RM

FOR CONCESSION TABLE ITEM 2.2 =		4.502
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.502	ELE RM

FOR CONCESSION TABLE ITEM 21 =		4.844
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.020	PD
X21-3	1.647	PD
X21-4	0.810	PD

TOTAL NON-DOMESTIC G.F.A. AT 5/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
5F	1375.675	5F CARPARK
	1375.675	SUB-TOTAL

DEDUCT AREA

138.699	TOTAL CONC. ITEM 1 AT 5/F
4.502	TOTAL CONC. ITEM 2.2 AT 5/F
4.844	TOTAL CONC. ITEM 21 AT 5/F
148.045	SUB-TOTAL
1227.630	TOTAL NON-DOMESTIC G.F.A. AT 5/F (UNDER B.O.)

\- CONCESSION CALCULATION DIAGRAM OF 5/F 1:300 @ A1

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

AGC DESIGN LTD
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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

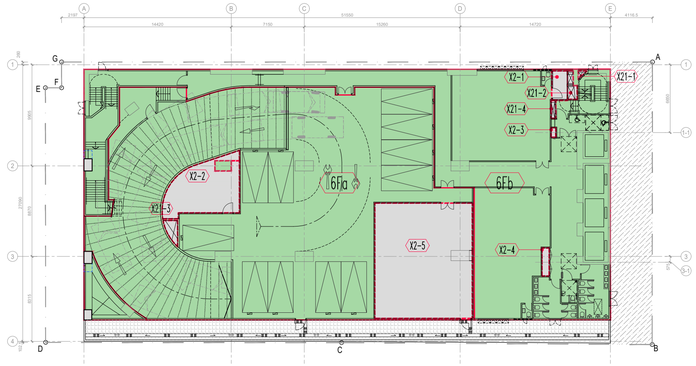
G.F.A. DIAGRAM & CALCULATION

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CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO: AG-04-02
DESIGNED	LSC	APPROVED	TL	REV: –

PROJECT NO. J684

REV I

DRAWING NO AG-04-03



CONCESSION CALULATIONS AT 6/F

FOR CONCESSION TABLE ITEM 2.2 =		148.646
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.495	ELE RM
X2-2	33.935	WATER METER RM
X2-3	0.424	PD
X2-4	1.925	W.M.C
X2-5	107.867	E&M RM

FOR CONCESSION TABLE ITEM 21 =		5.505
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	2.080	PD
X21-3	2.271	PD
X21-4	0.787	PD

FOR CONCESSION TABLE ITEM 11 =		8.611
AREA NO.	AREA (S.M.)	AREA NAME
X11-1	1.098	PRECAST FACADE
X11-2	1.794	PRECAST FACADE
X11-3	0.458	PRECAST FACADE
X11-4	1.652	PRECAST FACADE
X11-5	0.802	PRECAST FACADE
X11-6	2.807	PRECAST FACADE

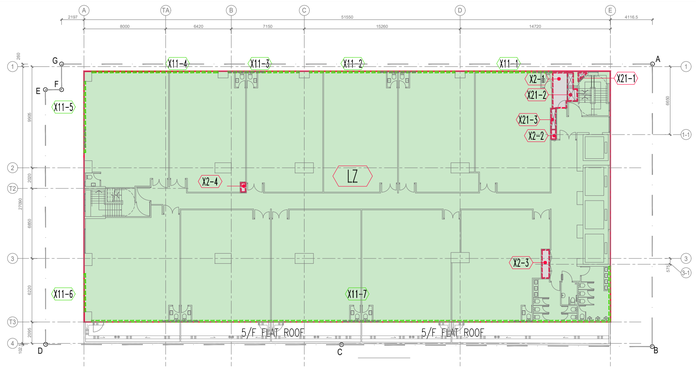
TOTAL NON-DOMESTIC G.F.A. AT 6/F (UNDER B.O.)

AREA NO.	AREA (S.M.)	AREA NAME
6Fa	772.740	6F CARPARK
6Fb	492.555	6F WORKSHOP
	1265.295	SUB-TOTAL

DEDUCT AREA

148.646	TOTAL CONC. ITEM 2.2 AT 6/F
8.611	TOTAL CONC. ITEM 11 AT 6/F
5.505	TOTAL CONC. ITEM 21 AT 6/F
162.762	SUB-TOTAL
1102.533	TOTAL NON-DOMESTIC G.F.A. AT 6/F (UNDER B.O.)

\- | CONCESSION CALCULATION DIAGRAM OF 6/F | 1:300 @ A1



CONCESSION CALULATIONS AT LOW ZONE 7/F

FOR CONCESSION TABLE ITEM 2.2 =		7.691
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.934	ELE RM
X2-2	0.427	HR
X2-3	1.925	WMC
X2-4	0.405	HR

FOR CONCESSION TABLE ITEM 11 =		16.324
AREA NO.	AREA (S.M.)	AREA NAME
X11-1	1.271	PRECAST FACADE
X11-2	2.139	PRECAST FACADE
X11-3	1.043	PRECAST FACADE
X11-4	1.856	PRECAST FACADE
X11-5	1.043	PRECAST FACADE
X11-6	0.558	PRECAST FACADE
X11-7	8.414	PRECAST FACADE

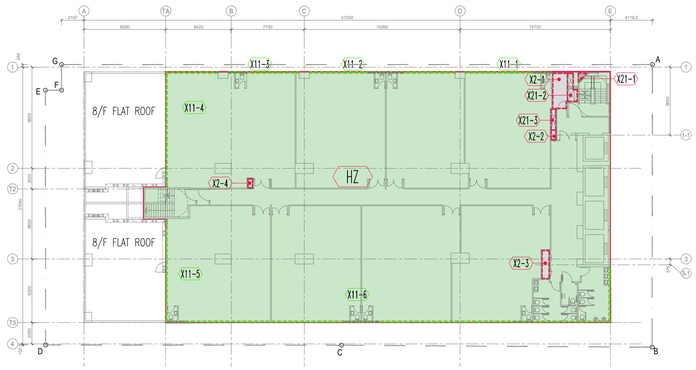
TOTAL NON-DOMESTIC G.F.A. AT LOW ZONE 7/F
(UNDER B.O. & UNDER LEASE)

AREA NO.	AREA (S.M.)	AREA NAME
LZ	1265.295	LZ(-LZ) WORKSHOP
	1265.295	SUB-TOTAL

DEDUCT AREA

7.691	TOTAL CONC. ITEM 2.2 AT LZ/F
16.324	TOTAL CONC. ITEM 11 AT LZ/F
3.259	TOTAL CONC. ITEM 21 AT LZ/F
27.274	SUB-TOTAL
1238.021	NON-DOMESTIC G.F.A. AT LOW ZONE 5/F - 7/F (EACH STOREY)

\- | NON-DOMESTIC G.F.A. DIAGRAM OF LOW ZONE 7/F | 1:300 @ A1



CONCESSION CALULATIONS AT HIGH ZONE 8/F - 13/F (6 STOREYS)

FOR CONCESSION TABLE ITEM 2.2 =		7.692
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	4.934	ELE RM
X2-2	0.428	HR
X2-3	1.925	WMC
X2-4	0.405	HR

FOR CONCESSION TABLE ITEM 11 =		15.472
AREA NO.	AREA (S.M.)	AREA NAME
X11-1	1.271	PRECAST FACADE
X11-2	2.139	PRECAST FACADE
X11-3	1.043	PRECAST FACADE
X11-4	2.317	PRECAST FACADE
X11-5	1.398	PRECAST FACADE
X11-6	7.304	PRECAST FACADE

FOR CONCESSION TABLE ITEM 21 =		3.259
AREA NO.	AREA (S.M.)	AREA NAME
X21-1	0.367	PD
X21-2	1.973	PD
X21-3	0.919	PD

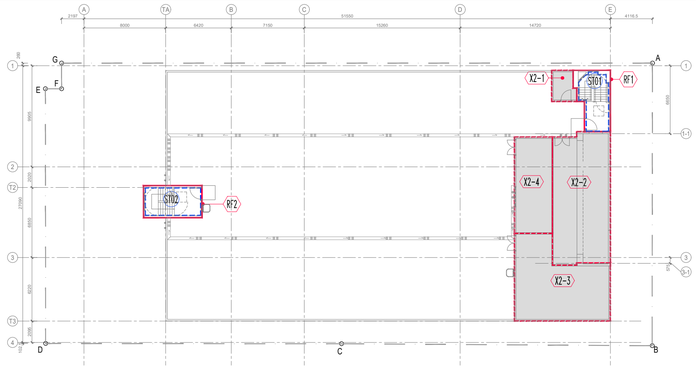
TOTAL NON-DOMESTIC G.F.A. AT HIGH ZONE 8/F - 13/F (6 STOREYS)
(UNDER B.O. & UNDER LEASE)

AREA NO.	AREA (S.M.)	AREA NAME
HZ	1075.786	HZ-GFA
	1075.786	SUB-TOTAL

DEDUCT AREA

7.692	TOTAL CONC. ITEM 2.2 AT HZ/F
15.472	TOTAL CONC. ITEM 11 AT HZ/F
3.259	TOTAL CONC. ITEM 21 AT HZ/F
26.423	SUB-TOTAL
1049.363	NON-DOMESTIC G.F.A. AT HIGH ZONE 8/F - 11/F (EACH STOREY)

\- | NON-DOMESTIC G.F.A. DIAGRAM OF HIGH ZONE 8/F - 13/F (6 STOREYS) | 1:300 @ A1



CONCESSION CALULATIONS AT R/F

FOR CONCESSION TABLE ITEM 2.2 =		177.820
AREA NO.	AREA (S.M.)	AREA NAME
X2-1	6.860	ELE RM
X2-2	72.235	LIFT MACHINE ROOM
X2-3	63.524	POTABLE & FLUSH WATER PUMP ROOM
X2-4	35.201	EMERGENCY GENERATOR ROOM

TOTAL COVERED AREA AT R/F (FOR INFORMATION ONLY):		214.054
AREA NO.	AREA (S.M.)	AREA NAME
RF1	18.200	ST01
RF2	18.034	ST01
	177.820	TOTAL CONC. ITEM 2.2 AT R/F

RF STAIRCASE (FOR INFORMATION ONLY)

AREA NO.	AREA (S.M.)	AREA NAME
ST01	13.852	RF ST-01
ST02	14.648	RF ST-02

\- | CONCESSION CALCULATION DIAGRAM OF R/F | 1:300 @ A1

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

AGC DESIGN LTD
architecture urban design interior
亞 安 建 築 設 計 有 限 公 司
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PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

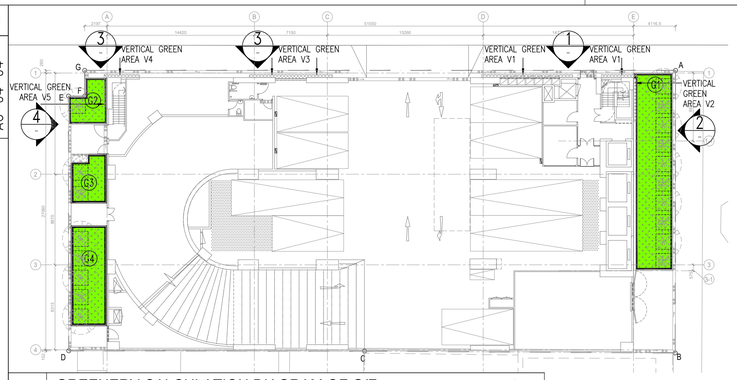
G.F.A. DIAGRAM & CALCULATION

DRAWN	KWY	DATE	JUN 2023	CAD REF	J684 Fanling IND Section 16 Submission\AG-04-02-03_GFA.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-04-03
DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

REV I

DRAWING NO AG-04-04



\- GREENERY CALCULATION DIAGRAM OF G/F 1:300 @ A1

SITE COVERAGE OF GREENERY (APP-152)

PRIMARY ZONE SITE COVERAGE OF GREENERY

REQUIRE NOT LESS THAN :
10% x 1631.300 (SITE AREA) = 163.130 s.m.

PROVISION OF PLANTERS ON PRIAMRY ZONE :
= 119.685 s.m. x 2 (GREEN BUFFER) = 239.37 s.m.

PROVISION OF VERTICAL GREEN ON PRIMARY ZONE :
= 97.878 s.m.

SITE COVERAGE OF GREENERY ON PRIMARY ZONE :
= 239.370 + 97.878 s.m. / 1631.3 x 100%
= 20.67 % > 10%

OVERALL SITE COVERAGE OF GREENERY

REQUIRE NOT LESS THAN :
20% x 1631.3 (SITE AREA) = 326.260 s.m.

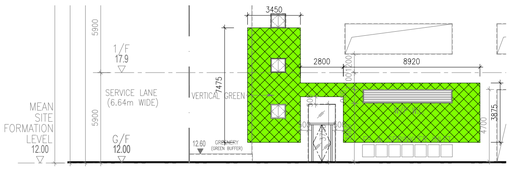
PROVISION OF OVERALL GREENERY :
= 239.370 + 97.878 s.m. / 1631.3 x 100%
= 20.67 % > 20%

ACCOUNTABLE SITE COVERAGE OF GREENING FEATURES (APP-152 APPENDIX D)

REQUIRE NOT MORE THAN :
20% x 30 % x 1631.300 (SITE AREA) = 97.878 s.m.

PRIVISION OF VERTICAL GREEN :
= 168.804 s.m.

ACCOUNTABLE VERTICAL GREEN AREA FOR OVERALL SITE COVERAGE OF GREENERY :
= 97.878 s.m. ≤ 97.878 s.m.



1 GREENERY CALCULATION DIAGRAM OF G/F
VERTICAL GEEEN AREA V1 1:200 @ A1

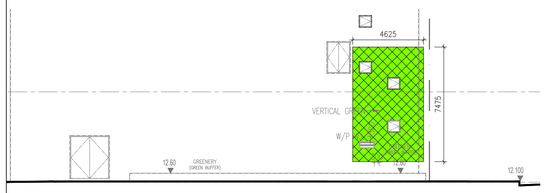
GREENERY AT G/F = 119.685

TREE PITS TO BE PROVIDED IN GREENERY (GREEN BUFFER)
PURSUANT TO APP-152 APPENDIX D (2) AND
APP-151 APPENDIX C1 (8)&(9)

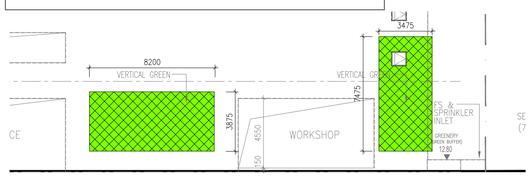
AREA NO.	AREA (S.M.)	AREA NAME	FACTOR (EACH 6 S.M. PRO. 1 TREE PITS)	REQ. (NO. OF TREE PITS)	PRO. (NO. OF TREE PITS)
G1	64.645	GREENERY (GREEN BUFFER)	6	10	10
G2	11.772	GREENERY (GREEN BUFFER)	6	1	1
G3	13.106	GREENERY (GREEN BUFFER)	6	2	2
G4	30.162	GREENERY (GREEN BUFFER)	6	5	5

OTHER GREEN FEATURES CALCULATION
VERTICAL GREEN (UNDER 15m) = 168.804

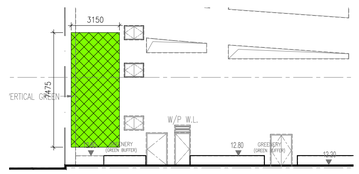
AREA NO.	AREA (S.M.)	AREA NAME
V1	56.234	VERTICAL GREEN
V2	32.322	VERTICAL GREEN
V3	31.581	VERTICAL GREEN
V4	25.121	VERTICAL GREEN
V5	23.546	VERTICAL GREEN



2 GREENERY CALCULATION DIAGRAM OF G/F
VERTICAL GEEEN AREA V2 1:200 @ A1



3 GREENERY CALCULATION DIAGRAM OF G/F
VERTICAL GEEEN AREA V3 & 4 1:200 @ A1



4 GREENERY CALCULATION DIAGRAM OF G/F
VERTICAL GEEEN AREA V5 1:200 @ A1

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

REVISION	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR

AGC DESIGN LTD
architecture urban design interior
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1601, 16/F., Olympia Plaza, 255 King's Road, North Point, Hong Kong
Tel: (852)21971185, Fax: (852)21971133, Email: agc@agcdesign.com.hk

PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

GREENERY
DIAGRAM

DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\J684 Fanling\DWG\Section 16 Submission\AG-04-04_FC GREEN.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-04-04
DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

Appendix 2

Visual Appraisal

S16 PLANNING APPLICATION
APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN
No. S/FSS/28

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling

VISUAL APPRAISAL

November 2026

Applicant:
Ample Skill Limited

Consultancy Team:
KTA Planning Limited
AGC Design Limited

PLANNING LIMITED
規劃顧問有限公司

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1.1 Purpose

2. IDENIFICATION OF VIEWING POINTS
2.1 Selection of Representative Viewing Points

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3.4 VP3 – Old Luen Wo Market
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S16 PLANNING APPLICATION
APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling

Visual Appraisal

1 INTRODUCTION

1.1 Purpose

1.1.1 This Visual Appraisal is prepared on behalf of Ample Skill Limited in support of the s.16 Planning Application to enable the Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park ("the Proposed Development") at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling ("the Application Site"). This Visual Appraisal ("VA") evaluates, in accordance with the 'Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board' (TPB PG-No. 41A), the anticipated visual impacts of Proposed Development on the viewers relevant to the Application Site and concludes with a recommendation on mitigation measures if necessary.

2 IDENTIFICATION OF VIEWING POINTS

2.1 Selection of Representative Viewing Points

2.1.1 Representative Viewing Points (VPs) have been selected for assessing the visual impact to the public viewers. These VPs cover public views from easily accessible and popular area from different directions. When selecting VPs, priority has been given to major public open space, public focal points, open spaces, key pedestrian nodes, and pedestrian/vehicular corridor will be considered as major visual sensitive viewpoints.

2.1.2 In this VA, four VPs are selected for assessment on the visual impact of Proposed Development for demonstrating the potential cumulative impact, which are briefly introduced as follows and summarised in **Table 2.1**. Location of the VPs are illustrated in **Figure 2.1**.

VP1 – Shung Him Tong Tsuen

2.1.3 Located about 290m to the southeast of the Application Site, Shung Him Tong Tsuen is a village located on the southeast side of the On Lok Tsuen Industrial Area. There are a few Graded Historic Buildings within the village, namely Kin Tak Lau, Main Building (Grade 1), Shek Lo, Main Building and Annex Block (Grade 1) and Tsung Kyam Church (Grade 3). VP1 is selected to represent the view from the east and southeast of the Application Site perceived by the villagers and visitors of Shung Him Tong Tsuen. The visual sensitivity is considered low.

VP2 – On Lok Tsuen (No.3) Sitting-out Area

2.1.4 On Lok Tsuen (No.3) Sitting-out Area is a corner public pleasure ground abutting On Kui Street, Lok Ming Street and On Lok Mun Street. Located about 160m to the southwest of the Application Site, it is the only open space in the On Lok Tsuen Industrial Area which has a direct view towards the Application Site. This VP represents the views from the south and southwest and access the impact to the passive recreational users of this sitting-out area. The visual sensitivity is therefore considered high.

VP3 – Old Luen Wo Market

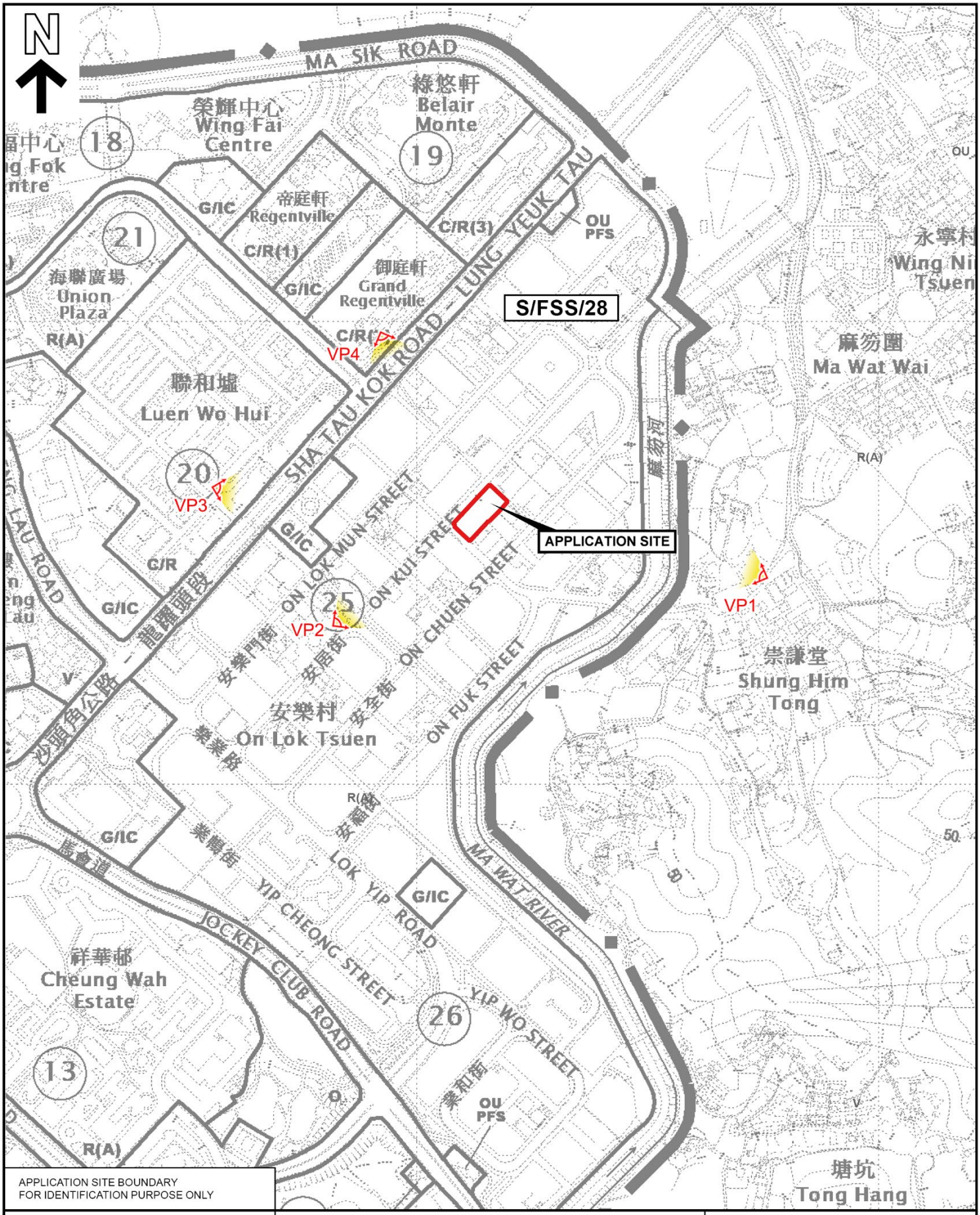
2.1.5 Old Luen Wo Market is a local prominent focal point in Fanling. Listed as a Grade 3 historic building, the revitalised market building now serves as a community hub for local farmers and artisans, and offers an open, accessible public space for weekend outdoor market stalls. Located about 260m to the west of the Application Site, this VP is selected to capture the view of the Application Site from the west at a popular public gathering spot. The potential public viewers will be local residents and visitors to the market. The visual sensitivity in VP3 is considered medium.

VP4 – Luen Wo Hui Children's Playground

2.1.6 Located about 200m to the northwest of the Application Site, Luen Wo Hui Children's Playground is located on a major road, Sha Tau Kok Road – Lung Yeuk Tau and adjacent to a high-rise residential development, namely Grand Regentville. This VP is selected to access potential visual impact from the north and northwest to passive and active recreational users. The visual sensitivity in VP4 is considered high.

Table 2.1 Identified Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction (Approx.)	Height in mPD (Approx.)	Viewers	Nature of VP	Popularity by Public	Sensitivity of Viewers
VP1: Shung Him Tong Tsuen	290m/ Southeast	+12	Local Residents, Visitors and Commuters	Kinetic	Occasional	Low
VP2: On Lok Tsuen (No.3) Sitting-out Area	160m/ Southwest	+14	Passive Recreational Users	Static	Occasional	High
VP3: Old Luen Wo Market	260m/ West	+15	Local Residents, Visitors and Commuters	Kinetic & Static	Frequent	Medium
VP4: Luen Wo Hui Children's Playground	200m/ Northwest	+15	Active/Passive Recreational Users	Static	Occasional	High



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

PLANNING LIMITED
規劃顧問有限公司

LOCATION OF VIEWING POINTS

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

SCALE 1 : 5 000

FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLAN No. S/FSS/28 APPROVED ON 19.4.2024

DATE: 18.6.2026

3 ASSESSMENT OF VISUAL IMPACTS

3.1 Subject of Assessment

3.1.1 The assessment will focus on visualising and comparing the visual impact of the prevailing building height (BH) restriction of 65m stipulated on the OZP (the Prevailing OZP Restriction) and the **Proposed Scheme** with proposed relaxation of BH restriction to not more than 76.3m to the public viewers in the area (the Proposed Scheme).

3.1.2 The Proposed Scheme has introduced additional planning and design merits beyond compliance of the OZP requirements, including proposed voluntary building setbacks of about 3.775m and 0.7m towards the southwest and northwest of the Site respectively, and further voluntary setback of 0.2m from the 4.08m wide NBA to the northeast of the Site stipulated on the Adopted Layout Plan and lease documents.

3.1.3 It is noted that there are a number of temporary structures/uses in the On Lok Tsuen Industrial Area that have not developed up to the its maximum plot ratio and BH permitted under the OZP.

3.2 VP1 – Shung Him Tong Tsuen

3.2.1 **VP1** (**Figure 3.1** refers) is taken from Shung Him Tong Tsuen near Tsung Kyam Church. The main visual elements include existing vegetation within Shung Him Tong Tsuen in the foreground, Hi-Speed Centre 1 (about +77.5mPD) on the left, residential towers of Grand Regentville (about +130mPD) on the right, and open sky view for the backdrop. As seen from the Prevailing OZP Restriction, the Proposed Scheme is mainly screened off by the vegetation from this viewpoint, showing the façade to the southeast of the Application Site. While an 11.3m BH increase is noticeable in the Proposed Scheme, the introduction of setbacks to the southwest and northwest of the Application Site creates a slenderer profile, therefore maintains the openness of the sky view. The magnitude of change from VP1 would be graded as slight.

3.3 VP2 – On Lok Tsuen (No.3) Sitting-out Area

3.3.1 **VP2** (**Figure 3.2** refers) is taken from the leisure facility. It captures the industrial developments including Hi-Speed Centre 1 and access roads within the On Lok Tsuen Industrial Area in the foreground and open sky view as the backdrop. Since the Proposed Development is situated on a vacant site, having visual changes would be unavoidable. Under the Prevailing OZP Restriction the Proposed Scheme is visible with its upper portion and facades obstructing a portion of the sky view in between the industrial developments. Increasing changes of BH is noticeable in the Proposed Scheme, yet similar to the Prevailing OZP Restriction, the overall sky view will not be affected, and the perceptible visual change would be compatible with the surrounding built fabric. The magnitude of change from VP2 would be graded as moderate.

3.4 VP3 – Old Luen Wo Market

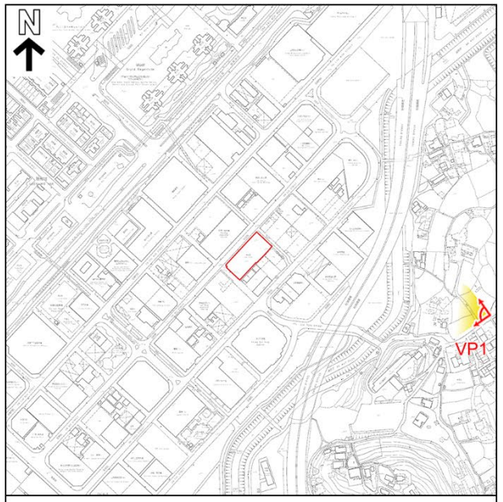
3.4.1 **VP3** (**Figure 3.3** refers) captures the environment in front of the revitalised Old Luen Wo Market. The main visual elements include the taxi and minibus lay-by stop at Luen Wo Road and the verdant street vegetation along Luen Wo Hui Playground and Sha Tau Kok Road – Lung Yeuk Tau in the foreground, with open sky view as backdrop. High-rise residential developments can be seen in the far left distance. The street vegetation completely screens the view towards the Application Site and the whole On Lok Tsuen Industrial Area. Under the Prevailing OZP Restriction, the rooftop of the Proposed Scheme would be visible above the vegetation, obstructing a tiny portion of the open sky view. Despite the increased BH, the Proposed Scheme would introduce slightly more visual obstruction but would not significantly alter the overall sky view. The magnitude of change from VP3 would be graded as slight.

3.5 VP4 – Luen Wo Hui Children's Playground

3.5.1 **VP4** (**Figure 3.4** refers) captures the prominent tall paperbark trees and roadside vegetation along the Sha Tau Kok Road – Lung Yeuk Tau in the foreground and industrial developments of the On Lok Tsuen Industrial Area and the sky view as backdrop. The Proposed Scheme is located behind the Commercial Vehicle Service Centre (about +19.3mPD) and the roadside vegetation. Part of the upper portion and façade of the Proposed Development would be visible under the Prevailing OZP Restriction. The Proposed Scheme at +88.3mPD would further obstruct a portion of the sky view yet the tall trees and surrounding development would continue to screen and diminish the visual changes behind it. The magnitude of change from VP4 would be graded as slight.



EXISTING VIEW



KEY PLAN
SCALE: 1: 2 500



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP1 - SHUNG HIM TONG TSUEN

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

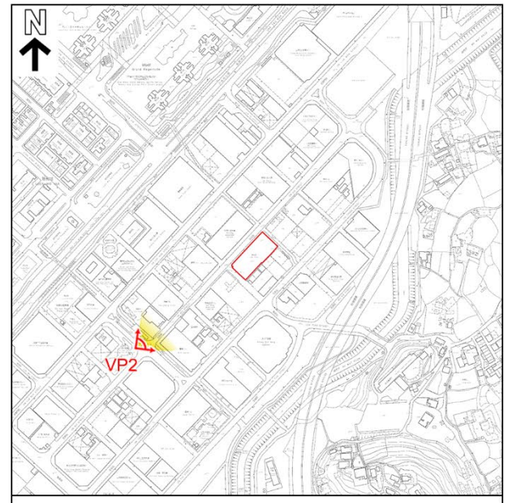
FIGURE 3.1

BASED ON SITE PHOTO
TAKEN ON 9.6.2026

DATE: 11.11.2026

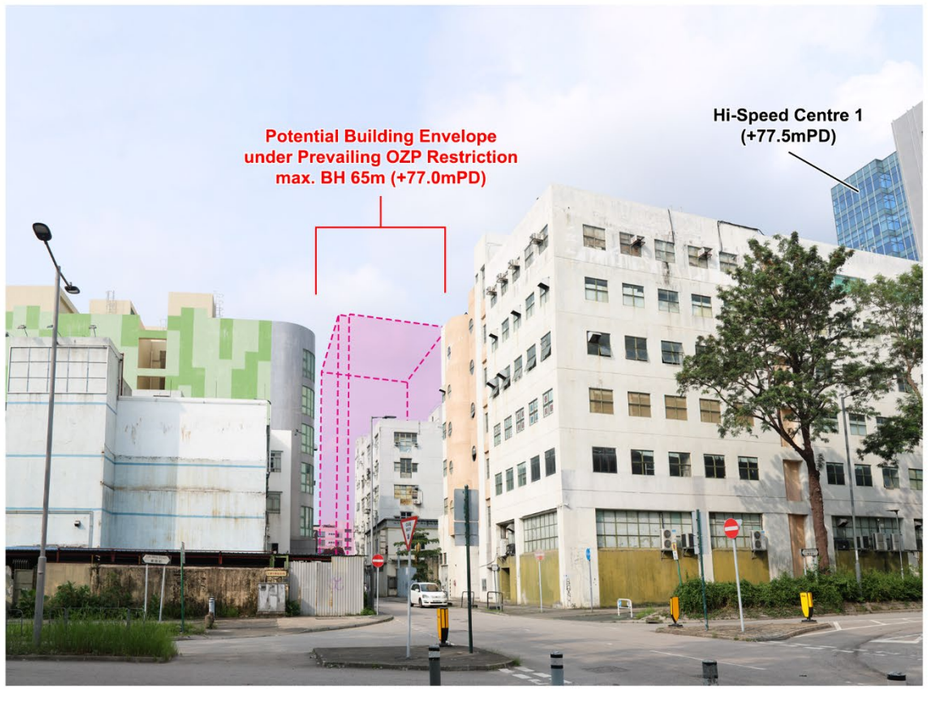
EXISTING VIEW

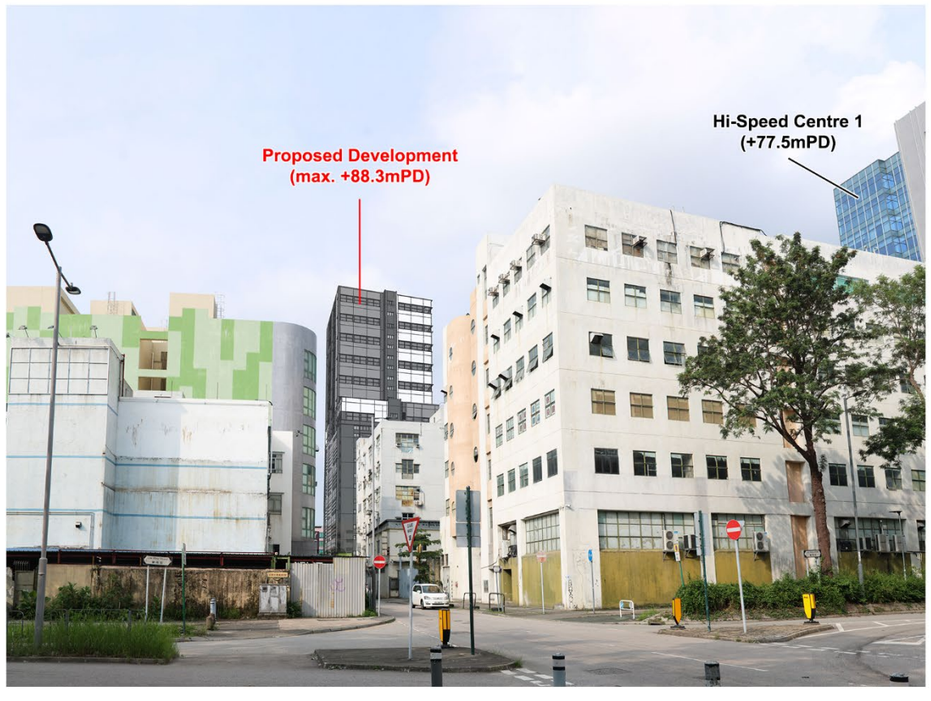




KEY PLAN
SCALE: 1: 2 500

PREVAILING OZP RESTRICTION





PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP2 - ON LOK TSUEN (NO.3) SITTING-OUT AREA

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

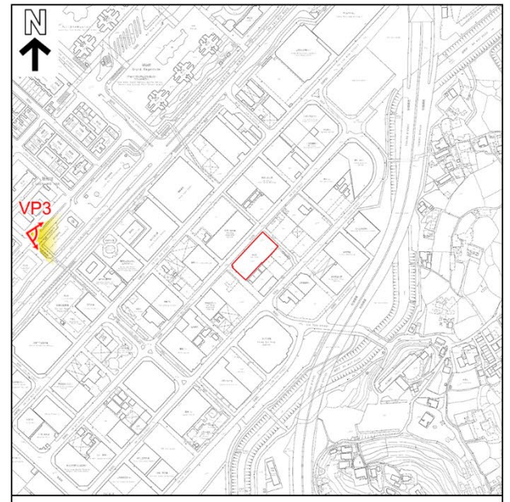
FIGURE 3.2

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

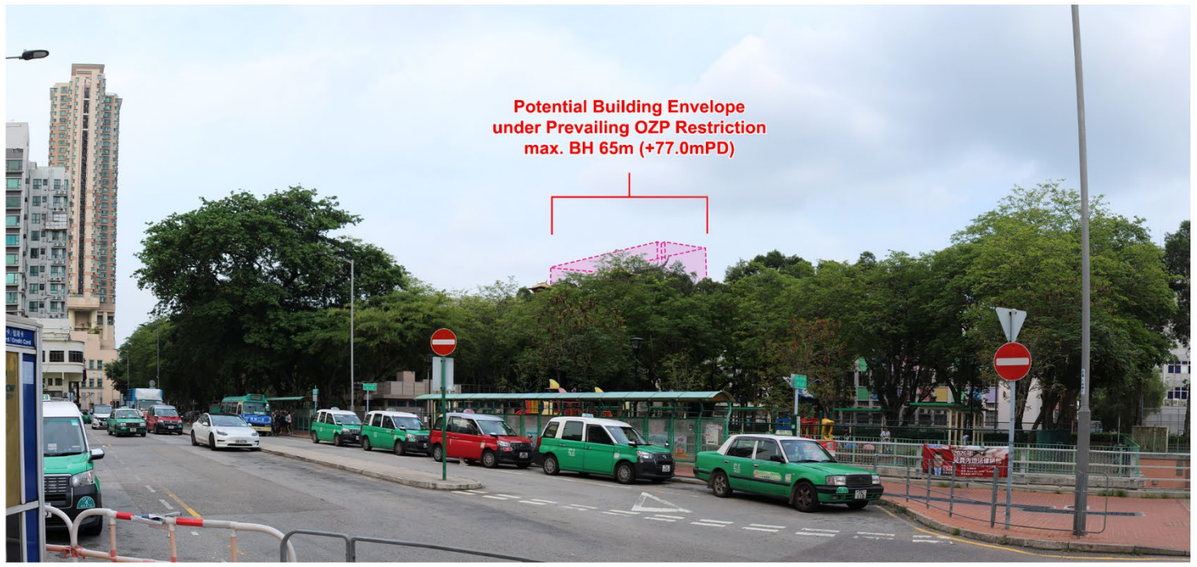
DATE: 11.11.2026



EXISTING VIEW



KEY PLAN
SCALE: 1: 2 500



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP3 - OLD LUEN WO MARKET

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

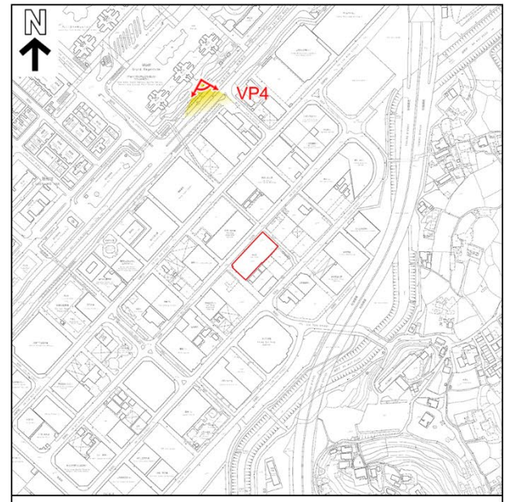
FIGURE 3.3

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 11.11.2026



EXISTING VIEW



KEY PLAN

SCALE: 1: 2 500



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP4 - LUEN WO HUI CHILDREN'S PLAYGROUND

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

FIGURE 3.4

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 11.11.2026

4 CONCLUSION

4.1.1 A total of 4 VPs has been selected to assess the visual impact of the Proposed Scheme against the Prevailing OZP Restriction which complies with the building height restriction stipulated on the Approved OZP. **Table 4.1** below presents the overall visual impact caused by the Proposed Development to the public viewers represented in each VP. On the whole, the visual impact of the Proposed Development to the surroundings is slight.

Table 4.1 Summary of Assessment of Visual Impact

Viewpoint	Location	Visual Impact between Approved OZP and Proposed Scheme
VP1	Shung Him Tong Tsuen	Slight
VP2	On Lok Tsuen (No.3) Sitting-out Area	Moderate
VP3	Old Luen Wo Market	Slight
VP4	Luen Wo Hui Children's Playground	Slight

4.1.2 In view of the above, it is considered that the Proposed Development would be compatible with the surrounding visual character and developments in the On Lok Tsuen Industrial Area. To alleviate potential visual impacts, the Propose Scheme has incorporated various architectural design considerations, including the aforementioned additional building setbacks towards the southwest, northwest and northeast of the Site respectively to enhance air ventilation and visual permeability for the street. Therefore, the proposed minor relaxation of the BHR to +88.3mPD is visually acceptable and highly unlikely to induce any significant adverse visual impacts.

Appendix 3

Method Statement for Protection of Stone Tablets

Method Statement for Protection of Two Stone Tablets at FSST Lot 245 – Edged Red Area

1) Provide detail photo record of the two stone tablets before start of Hoarding works, that identify current conditions, such as any cracks, apparent/suspected settlement, or defects.
2) Provide measured record to the condition, levels and setting out of the two stone tablets.
3) Submit the above records to AMO for record before commencement of hoarding works (Note : a set of topographic survey on the setting out of stone tablet has been issued to AMO under AGC's letter on 19 October 2022)
4) Provide tell-tale marker to cracks (if any and if applicable) and install settlement marker on the base of the two stone tablets. Take initial reading and submit to AMO/BD and provide periodic measurement by surveyor with record reports submitting to AMO for record.
5) Provide foam protection on all surface of the tablets, then apply plywood casing with GMS frames on outside for stability.
6) Corrugated metal sheets would be provided on 4 sides of the hoarding surrounding the tablets and with a corrugated metal sheet cover (refer to figure 2 in next page).
7) Craning of material overhead the two stone tablets would be prohibited during construction to avoid accidental falling of material / object onto them.
8) In order not to impose any adverse effect to the stone tablets or to impose exceptionally high "Alert /Alarm /Action" requirement on the vibration and settlement constraint to the Foundation and ELS works shall be further agreed with BD / AMO. Once there is exceptional vibration and settlement, AP / RSE should report to AMO and BD for further action.
9) Upon completion of construction works, hoarding and all protections to be removed, the stone tablets to be generally cleaned and handed over to AMO.



Figure 1 - Photo taken on 23 September 2022

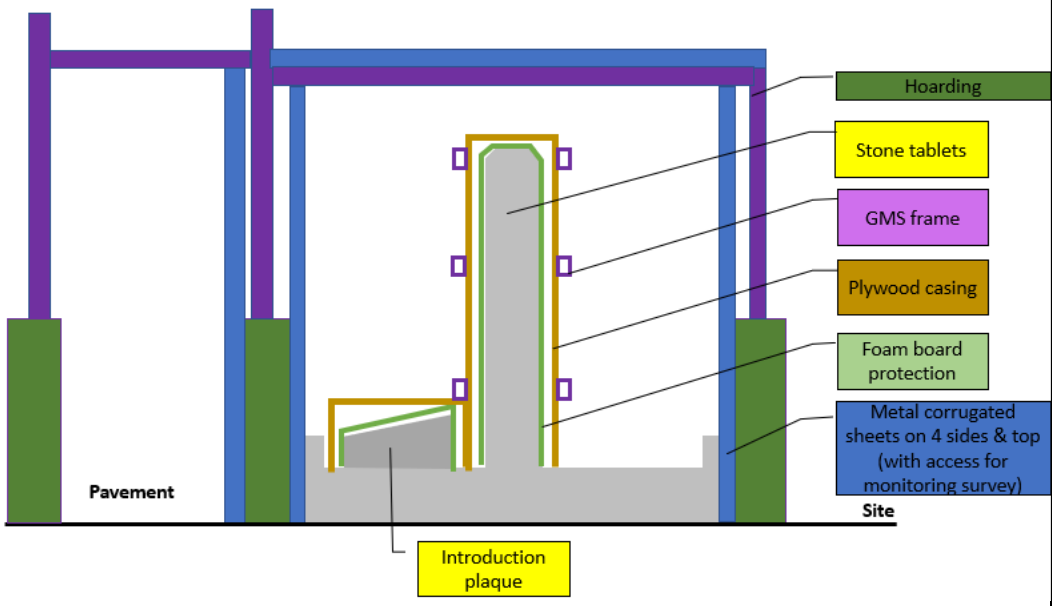


Figure 2 - Indicative diagram for proposed protection

Appendix 4

Tree Preservation and Removal Proposal

Proposed Development at Fanling Sheung Shui Town Lot No. 245, On Kui Street, Fanling, New Territories

TREE PRESERVATION AND REMOVAL PROPOSAL (PINK AREA)

RE-SUBMISSION

Oriental Landscapes Limited
東方綠化有限公司

ON BEHALF OF

AMPLE SKILL LIMITED

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APPENDICES

APPENDIX A1	TREE SURVEY PLAN (DWG NO. TS_001) TREE ASSESSMENT SCHEDULE TREE PHOTOGRAPHIC RECORDS TREE TREATMENT PLAN (DWG NO. TT_001) COMPENSATORY PLANTING PLAN (DWG NO. CP_001)
APPENDIX A2	TYPICAL DETAILS (DWG NO. LD_01 & LD_02)
APPENDIX B1	SUBMITTED GBP BY ARCHITECT DATED ON 05 JULY 2023
APPENDIX B2	EMERGENCY TREE FELLING OF T15 & T25 DATED 15 JULY 2022
APPENDIX B3	LANDSCAPE PROPOSAL (DWG NO. LP_001) (FOR INFORMATION ONLY)

1 INTRODUCTION

1.1 Background

This Tree Preservation and Removal Proposal ("TPRP") seeks to present tree treatment and tree proposal for the Industrial Development at **Fanling Sheung Shui Town Lot No. 245, On Kui Street, Fanling, New Territories** ("The Application Site").

Refer to Lease's Special condition (11) – Preservation of Trees, this TPRP outlines the approach and the findings of a tree survey on the type and extent of trees that are subject to impacts due to the proposed development within the Application Site. Effort is also made to advise on the values of the existing vegetation and the necessary protection approach. The tree survey is conducted on 4 June 2022

The following legislation, standards and guidelines are applicable to the tree survey, tree felling, and compensatory planting associated with the proposed works for the project.

- DEVB TC(W) No.6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No.5/2020 – Registration of Old and Valuable Trees;
- LAO Practice Note No. 6/2023 – Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease;

The tree proposal is following the latest submitted GBP by Architect to BD. ***(refer to Appendix B1)***

1.2 Description of the Site

The Application Site, with a site area of approximate 1,631.3 m^2. The Lot numbers of the Land involved is Fanling Shueng Shui Town Lot No.245, On Kui Street, Fanling, New Territories. The Application site is a flat piece of land next to On Kui Street at the Northwest and On Fuk Street at the Southwest. ***(Refer to Fig.1)***

- The Northwest side is On Kui Street, which is the side for the main access to the Site
- The Southwest side is On Fuk Street, but car access is not allowed, which is for pedestrian path only;
- The Northeast side is a cycling track;
- The Southeast side is another private lot with temporary structures currently.

The Site is currently a concrete paved temporary carparking site without any existing structures. All of the existing trees are located at the Lot boundary in poor tree form, most of them have similar defects such as leaning, root restricted by existing pavement and foundation, heavily vined, etc.

A tree (**T1**) is adjacent to the site boundary at On Kui Street, but partially falls into Green Area under Lease, separate submission to DLO and LCSD will be submitted.

Due to inclement weather and typhoon Chaba (Caloy) on 1st and 2nd July 2022, 2 nos. existing trees (**T15 & T25**) were found seriously leaning and then nearly collapsed towards the public pedestrian pathway of On Kui Street on 4th July 2022. Immediate removal of these 2 hazardous trees was executed on 9th July 2022. Emergency Tree Felling Submission to DLO/North was submitted on 15th July 2022. [our ref: GS20220715-2]. ***(refer to Appendix B3)***

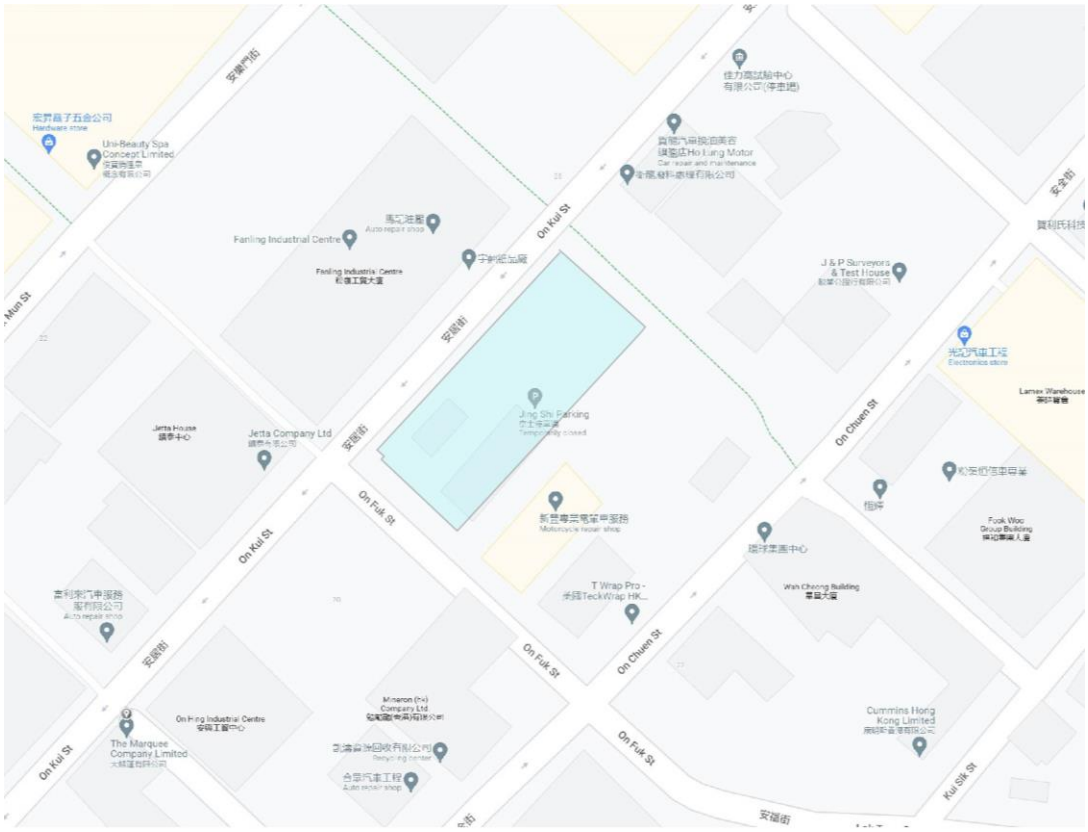
1.3 Proposed Development

The proposed development seeks to develop and upgrade the present environment and condition of the Site through the implementation of **Industrial Development** with generous landscape and amenity provisions for an improved working environment for the future users as well as visual amenity to neighbourhoods.

The industrial development proposal is comprised of a single building with basement and upper floor carparks. The G/F will be formed at a level of approximately 12.00FFL in general to connect with the site surrounding. The proposed building is comprised of the following general layout:

- Private carparking on Basement Floor and Ground Floor;
- Public carparking on 1/F to 4/F,.
- Workshops on 5/F to 11/F

A new tree proposal has been designed to restore the landscape quality as far as technically possible, therefore maximizing the possibility on the landscape character and amenity of the site.



Legend

Subject Site

Fig.1 Location Map

2 TREE SURVEY METHODOLOGY

All existing trees of approx. 95mm DBH or over (measured at 1.3m above ground level), within the Site were analyzed. Each tree was identified to species, level, and its DBH, height and crown spread measured. The condition of each tree was then evaluated according to the following criteria according to LAO PN 6/2023. The attributes of trees were identified as follows:

- Botanical name (Scientific Name & Chinese Name);
- Government Department for tree felling jurisdiction;
- DBH (measured 1.3 meters from the ground);
- Height;
- Crown spread;
- Tree form;
- Health condition;
- Structural condition
- Amenity value;
- The likelihood of the tree surviving after transplanting;
- Proposed treatment;
- Soil level at tree root collar; and
- Brief description and remarks.

2.1 Assessment of Tree Form

The form of each tree was reviewed considering the canopy balance, branching structure and the expected form of the species. The assessment criteria used to evaluate the value of the tree form is summarized in ***Table 1***.

Table 1 – Assessment Criteria for Tree Form

Parameter	Category	Criteria
Tree form	Good	Trees with well-balanced form, upright, evenly branching, well-formed head and generally in accordance with the standard form for its species.
	Fair	Trees with general balanced form and compensated by loss of branches of leaning trunks.
	Poor	Trees with very unbalanced form, leaning, contorted, bending trunk, suffering from loss of major branches with general damage and growing close to adjacent trees.

2.2 Assessment of Tree Health

The health of the trees was assessed as follows:

Foliage
- Colour and general appearance, and;
- Evidence of insect or fungal infection.

Branches
Evidence of:
- Dead or die-back or crossing branches;
- Heavy horizontal branches which may cause tree instability;
- Damaged, broken or cut branches;
- Insect and fungal infection on branches, and;
- Other uncharacteristic pattern of the branches.

Trunk
- Tightly forked or multi-ascending trunk that can be a weakness in trees;
- Cavities or internal/external rot;

- Sap seeping through the trunk;
- Fungi growing on the trunk, and;
- Serious bark damage.

Based on the study team's assessment of these features, the health conditions are categorized according to the definitions presented in ***Table 2***.

Table 2 – Assessment Criteria for Tree Health

Parameter	Category	Criteria
Health	Good	Tree with a low incidence of the less serious features (i.e. damage and infection) and a high chance of a fast recovery from such feature.
	Fair	Tree with a higher incidence of the less serious features (i.e. damage and infection) and a medium chance of recovery.
	Poor	A tree with more serious health features (i.e. damage and infection) and with low chance of recovery even with remedial measures or, the tree is dead.

2.3 Assessment of Survival Rate after Transplantation

The survival rates of the transplanted trees were assessed with consideration of the following parameters:

- The overall health condition of tree before transplantation;
- Expected regeneration rate of root system and tree crown after pruning.
- Expected overall tree form after transplantation, and;
- Botanical Suitability.

The assessment criterion for survival rate of each transplanted tree is shown in ***Table 3***.

Table 3 – Assessment Criteria for Survival Rate after Transplantation

Parameter	Category	Detail
Survival Rate	High	Has excellent health condition with high expected regeneration rate of tree crown and form and is botanically suitable.
	Medium	Overall good health condition, moderate expected regeneration rate of tree crown and moderately botanically suitable.
	Low	Common species with low expected regeneration rate of tree crown and not botanically suitable.

2.4 Native or Exotic Species

To improve the ecological function of the study area, native species will be retained if technically feasible. Similarly native species will be selected for compensatory planting.

2.5 Recommendation for Tree Treatment

Based on the assessment of tree form, health, survival rate and amenity value one of the recommendations is made for each tree as follows:

Retain

Tree is in an unaffected area and is to be retained and protected during construction.

Transplant

Trees with overall good/fair condition and high/medium amenity value within the delineated work areas are recommended to be transplanted. Special consideration is necessary for relocation of the trees to a suitable location before the commencement of the construction work.

The criteria for the assessment of the suitability of transplantation are based on the following:

- The tree is a rare species or is protected by Hong Kong laws;
- Distinctiveness – trees with high amenity value and high local importance e.g. fung shui;
- Condition of tree – tree with balanced form, good health and high amenity value;
- Maturity – younger trees have higher survival rate than the mature ones;
- Species characteristics – different tree species have different rates of survival after transplantation;
- Root ball feasibility – trees growing on loose rocky sub base/slope or adjacent to an important utility will not be considered; and
- Access – heavy machinery may be required to raise the tree. Steep slopes and rocky terrain may make the operation not feasible.

Fell

Trees of low health, amenity value, form, etc. in conflict with the proposed construction work will be felled. The guidance and criteria for the proposed felling of trees are:

- No irreplaceable rare tree species involved;
- Felling of trees would not cause a serious environmental impact;
- The location of the tree is in conflict with the development;
- A genuine development or traffic need to fell exists, which cannot be reasonably overcome;
- The tree is not unusually large or a fine example of its type; or
- The tree is in poor condition.

All trees to be felled will require compensatory planting to be agreed with the relevant authorities of the Hong Kong Government.

3 TREE SURVEY

The tree survey has been completed in broad accordance with LAO Practice Note Issue No.6/2023 Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease. The survey approach is presented in *Para. 2*.

Details of each tree are recorded in the Tree Survey carried out on **4 June, 2022** to reflect the current condition of existing trees within and 2m beyond the application site boundary.

The location of each individual tree within the application site boundary is shown in ***Appendix A1 - Tree Survey Plan (Drawing No.TS_001)*** and the detailed description of each tree including DBH, crown spread, tree ID number, photos, etc. is tabulated in ***Tree Assessment Schedule***.

3.1 Description of Vegetation

Existing trees are mainly covering along periphery of the site. The application site contains **25 nos.** trees (including 2 dead trees). The photographic records in ***Appendix A1 – Tree Photographic Records*** shows the condition and character of the vegetation covering the application Site.

A total of **6 nos.** tree species were identified of which **2 nos.** are native to Hong Kong, **5 no.** are exotic species. There is total **18 nos. native trees**, **5 nos. exotic trees** and **2 nos. dead trees**. The six species observed includes *Bischofia javanica, Bombax ceiba, Dimocarpus longan, Ficus benjamina, Ficus variegate, Macaranga tanarius var. tomentosa. The majority of the species is Macaranga tanarius var. tomentosa*, which has 12nos.

None of the tree species are protected under the local regulations and ordinances.

No registered or potential “Old and Valuable Trees” (OVTs) or potentially registerable as old and valuable trees (Potentially Registerable Trees) or as protected by law were recorded within the tree survey boundary as set out in the Works Branch of Development Bureau (“DEVB”) Technical Circular (Works) (“TC (W)”) No. 5/2020.

No rare or endangered tree species were recorded within the tree survey boundary (based on Forests and Countryside Ordinance, Cap. 96) or Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong') were found to exist on the Site. All recorded species are commonly found in Hong Kong.

Due to inclement weather and typhoon Chaba (Caloy) on 1st and 2nd July 2022, 2nos. of existing trees (T15 &T25) were emergency tree felled with our submission to DLO/North dated 15 July 2022. (refer to ***Appendix B2***)

3.2 Summary of Existing Trees

Species and quantity of existing trees were recorded within and outside the site boundary as tabulated below ***Table 4***:

Table 4 – Summary of surveyed trees Within Lot & Outside Lot (Green Area)

Within Lot		
Species	**Chinese Name**	**Total Number of Individuals**
Bischofia javanica	**秋楓**	**2**
Bombax ceiba	木棉	3
Ficus benjamina	垂葉榕	1
Ficus variegata	**青果榕**	**4**
Macaranga tanarius var. tomentosa	**血桐**	**12**
Dead Tree	枯死樹木	2
	Total	**24**
Outside Lot (Green Area)		
Species	**Chinese Name**	**Total Number of Individuals**
Dimocarpus longan	龍眼	1
	Total	**1**

NOTE: Species highlighted in **BOLD** text denote Native plant species.

3.3 Condition of Existing Trees

The site was used for car parking purpose, the majority of the trees are in poor to fair tree form and health condition due to growing along the periphery of the application site. With low input of maintenance and management, most of the tree roots are restricted by pavement and foundation, share root zone, codominant main branches. And thus, all trees exhibit low amenity value and low survival rate after transplanting in general.

The majority species on site is Macaranga tanarius var tomentosa, together with 2nos. dead trees and 2 nos. emergency felled trees, it is a total amount of 16 nos., making up 64% of total number of existing trees.

3.4 Proposed Treatment of Existing Trees

The development scheme recognises the importance of the landscape context to the future development, the visual amenity at both corners at On Fuk street and the cycling path play an important role to the neighbours and this development. In Accordance with the criteria set down in LAO PN 6/2023, where possible, trees are proposed to be retained in situ. The species, size, maturity, character, amenity, and cultural value of all trees have been carefully considered in the preparation of this proposal. Tree removal has been proposed only once all other options for preservation have been exhausted. All tree works will be carried out in accordance with the specifications / latest local guidelines / best practices and internationally standards, etc. ***Dwg. TT_001 and Tree Assessment Schedule under Appendix A1*** and indicates the overall tree treatment.

In general, excavation works with new ground level covering the proposed Building Works (***GBP refer to Appendix B1***) are essential due to basement carparks, so that the proposed tree felling proposal for all trees is inevitable. Based on the current survey and inspection, there are **22 nos.** of trees (including 2 nos. dead trees but excluding 2 nos. emergency felled trees) are inevitably affected by the works, all of these **22 nos.** trees are proposed to be felled. Surveyed 1 no. tree (T1) outside Lot but partially falls into Green Area under Lease will be under separate submission to DLO and LCSD.

The proposed treatment of all existing trees within the site boundary is summarized in the below ***Table 5***.

Table 5 Summary of Proposed Treatments to Existing Trees Surveyed (Within Lot)

Proposed Tree Felling	No. of Trees			
	Retain	Fell	Transplant	Total
Conflict of Building Development	-	20	-	**20**
Dead Trees	-	2	-	**2**
Emergency Felled Trees on 9 July 2022 and submitted to DLO on 15 July 2022	-	2	-	**2**
Total	**-**	**24**	**-**	**24**

3.5 Compensatory Tree Proposal

24 nos. existing trees (including 2 nos. dead trees and 2 nos. emergency felled trees) are proposed to be felled with **5,389mm** aggregate DBH loss due to above tree treatment justifications. In compensation, **27 nos.** compensatory trees is proposed within the Development Area as illustrated in **Dwg. No. CP_001** ***(refer to Appendix A1)*** and **Landscape Proposal** ***(refer to Appendix B3, for information only)***. The compensation ratio to the tree lost in term of quantity is **1:1.125**. Quantity and Size of the Compensatory trees are summarized under below ***Table 6*****.**

Table 6 Summary of Compensatory Trees

DBH Size	Quantity of Compensatory Trees (nos.)	Total DBH(mm)
	G/F	
120mm	7	**840**
80mm	20	**1,600**
Total	27	**2,440**

The proposed species and sizes for compensatory tree planting are given below ***Table 7***. Note that this is an indicative list and will be developed further during detailed planting design in line with the selection criteria given above. The current proposed tree species include 1 no. Native species and 1 no. Exotic species, the quantity ratio of proposed Native tree nos. and Exotic tree nos. is 0.26:0.74.

Table 7 Summary of Proposed Compensatory Tree Species

Code	Tree Species (Botanicla Name)	Tree Species (Chinese Name)	DBH (mm)	Crown Spread (m)	Overall Hight (m)	Spacing (m)	Live-Crown Ratio	Quantity
PM	***Podocarpus macrophyllus (Thunb.) Sweet***	**羅漢松**	**80**	**1**	**2**	**1.5**	**0.4**	**20**
TM	*Terminalia Mantaly*	小葉欖仁	120	3.5	5	4	0.4	7
							Total	**27**

NOTE: Species highlighted in **BOLD** text denote Native plant species.

4 LANDSCAPE PROPOSAL (FOR INFORMATION ONLY)

4.1 Landscape Design Concept

Refer to Lease's Special condition (12), it is a Simple Landscape Clause, no Landscape Proposal submission is required, but a coloured Landscape Proposal is enclosed in **Appendix B3** for supporting and indicating the proposed Landscape Quality. The concept underpinning the Landscape Proposal, presented as **Appendix B3** is to provide a high-quality living environment for the future users of the development whilst preserving and enhancing the existing landscape context. The landscape design concept responds to the development's semi-rural context and surroundings, it is aiming to restore a quiet and green-shaded landscape design with a new definition of open spaces.

The landscape plan is described in terms of the main design objectives followed by a description of the key landscape components, and finally the hard and soft landscape elements, which form the palette of materials.

4.2 Landscape Design Objective

The design objectives for the Landscape Plan are to:

- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Soften the form of the built environment including the proposed boundary areas through the use of green measures, especially at the corners of On Kui Street;
- Amenity provisions for an improved working environment for the future users as well as visual amenity to neighbourhoods;
- Maximise the greenery incorporated within the overall landscape design plan;
- Maximise opportunities for the planting of new trees and shrubs.

4.3 Landscape Design Components

With reference to **Appendix B3** Landscape Proposal, the landscape design components are:

- 1 row of new big tree and 1 row of new small tree along On Fuk Street and the Cycling Track, which is at both sides of the building to provide a welcoming landscape design to the pedestrian;
- These 2 major G/F planters at both sides to the corners at On Kui Street to provide a soften corner to the traffic and pedestrian walking direction.

4.4 Landscape Design Elements

Soft Landscape
The landscape design will maximise opportunities for tree and shrub plantings to enhance the semi-urban context. The basis for the proposed planting scheme would be to provide a green and comfortable environment. The spaces will be characterised by the use of shrub species have been selected to provide a lush, landscaped area whilst responding to the character of the architecture which embraces it. The plant species will provide colour throughout the year to emphasise the changing of the seasons. The plant selection will also consider form, colour and foliage texture; as well including species that can complement and highlight the architecture. The landscape buffer areas would utilise native tree and shrub species to enhance the ecological value of the site and provide connectivity where possible to the fragmented landscape beyond.

In order to achieve an instant greening effect at the initial stages, to ensure the healthy establishment of planting, tree planting selection will consider the market availability of the species and the suitable tree stock size. With reference to ***Table 9***, the planting mix will form the basis of the planting design proposals.

Table 9 Summary of Proposed Shrub and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)	Desity (nos/m2)
Shrub Species				
Cuphea ignea	雪茄花	200 x 300	150	51.59
Epipremnum aureum	黃金葛	200 x 300	150	51.59
Hedera helix	金葉石菖蒲	250 x 350	150	51.59
Phyllanthus myrtifolius	錫蘭葉下珠	200 x 250	150	51.59
Duranta repens cv. Marginata'	黃邊金露花	300 x 300	200	29
Trachelospermum asiaticum	花葉絡石	300 x 300	200	29
Zanthoxylum piperitum	胡椒木	300 x 300	200	29
Fagraea ceilanica	非洲茉莉	900 x 500	350	9.57
Ixora chinensis	龍船花（粉紅）	500 x 400	350	9.57
Rhapis excelsa	細葉棕竹	1500 x 600	450	5.72
Philodendron selloum	春羽	600 x 500	450	5.72
Ground Cover Species				
Ophiopogon japonicus f. nanus	玉龍草	50		100
Zoysia japonica	朝鮮草	50		-

Soil Depth for Planting Areas

In order to ensure that these planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. For example, the proposed planting areas will incorporate a minimum 1200mm for the tree planting areas and 600mm depth of planting medium (internal dimension excluding drainage layer and utilities) for the shrub planting. Lawn areas will incorporate a minimum soil depth of 300mm.

Irrigation and Drainage

The proposed soft landscape area will be irrigated manually with tap water from lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas.

Feature Paving

The paving will be an important element of the open space both in aesthetic terms and producing a hardwearing landscape for usage by future users of the development. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.

Non-slip paving materials will be selected to suit the various passive recreational areas within the site. Wherever possible all open spaces will cater for multi-usage needs including people with impaired ability and access for the disabled provided in accordance with Building Department's Design Manual on 'Barrier Free Access, 2008'.

Lighting
The lighting concept for the landscaped areas will be designed to contribute to the quality of the development in nocturnal views while using high pressure sodium and cut-off lighting to minimise light spillage and disturbance to the adjacent areas. The lighting will provide an aesthetically pleasing landscape through the highlighting of landscape elements and ensure the safety of users. All the accessible points and open space areas will be provided with sufficient illumination to meet the required lighting standards. Safety lighting with the minimum lux level lighting for safety will last between midnight until early morning.

4.5 Landscape Management and Maintenance

Upon completion of the construction works, a 12-months defect liability period will be implemented which applies to both hard and soft landscape works. The soft landscape specialist contractor will be responsible for the maintenance of planting during this first year following practical completion to ensure proper establishment of planting works. General maintenance Schedule refer to below ***Para.5***.

5 FUTURE MAINTENANCE AND MANAGMENT

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Soft Landscape Maintenance Schedule

Watering:	Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.
Pruning:	Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist decease attack.
Fertilizing:	Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary
Fungicide / Insecticide:	Spray only as necessary with approved chemical
Weeding:	Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.

Securing: Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.

Mulching: Top up the mulching inside all planting beds twice a year and as necessary.

Thinning: Reduce overcrowding and transplant as necessary at selected periods:

- Evergreens: Spring
- Deciduous: Winter
- Palms: June to August

Table 10: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	●	●	●	●	●	●	●
Pruning		D	GC									
Fertilizing	Soil test			×							×	
Fungicide / Insecticide									×			×
Weeding		×	×	×	×	×	×	×		×		×
Securing			×									
Thinning			EG								D	

***Remarks:**
Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Schedule Legend:

GC	Groundcover	EG	Evergreen	D	Deciduous
●	Size proportional to quantity	×	Application		

6 CONCLUSION

The landscape design of the Project as presented in this Landscape Proposal will provide the following key benefits:

- Softening of building forms and enhancement of the appearance of the project to those viewing it from outside;
- Maximize the greening and recreation possibility; and
- Total **24 nos.** existing trees were surveyed within site boundary and **1 no.** existing tree was surveyed outside lot (Green Area under Lease). All **24 nos.** existing trees within site are proposed to be Felled (including 2 nos. dead trees and 2 nos. emergency felled trees). Total number of **27 nos.** compensatory tree plantings within the future development, to achieve a min. **1:1.125** compensation ratio in quantity. A summary is shown in ***Table 11***.

Table 11: Tree Felling and Compensatory Proposal

Description	Current Scheme
Total Nos. of Trees Surveyed within Site	24 nos.
Total Nos. of Trees Surveyed outside Lot but within Green Area under Lease (under separate submission)	1 no.
Nos. of Trees Proposed to be Felled	24 nos.
Nos. of Trees Proposed to be Retained	0 no.
Nos. of Trees Proposed to be Transplanted	0 no.
Aggregated DBH Loss	5,389 mm
Nos. of Compensatory Trees	27 nos.
Aggregated DBH Compensated	2,440 mm
Compensation Ratio - in quantity - in quality (for information only)	 1: 1.125 1: 0.45

The overall landscape treatment will complement the development as well as the surrounding area, providing plentiful greenery and creating a coherent visual setting for the development in this rural waterside location.

Appendix A1

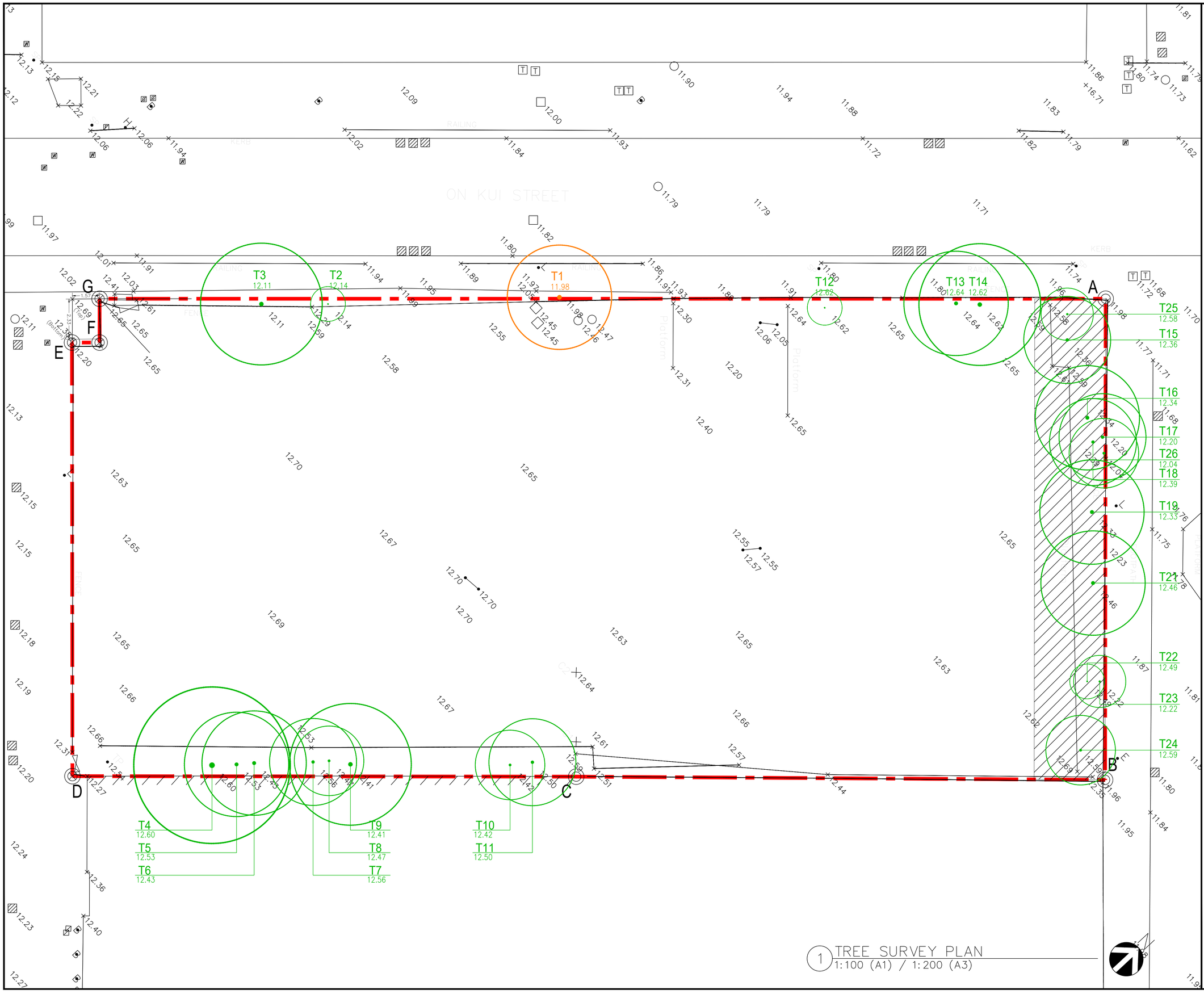
TREE SURVEY PLAN (DWG NO. TS_001)

TREE ASSESSMENT SCHEDULE

TREE PHOTOGRAPHIC RECORDS

TREE TREATMENT PLAN (DWG NO. TT_001)

COMPENSATORY PLANTING PLAN (DWG NO. CP_001)



1 TREE SURVEY PLAN
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose
A	2 AUG 23	RE-SUBMISSION	GENERAL REVISION

LEGEND

- LOT BOUNDARY
- XX.XX — EXISTING LEVEL
- Txx — TREE NUMBER (T1)
- EXISTING TREE (WITHIN GREEN AREA) (UNDER SEPERATE SUBMISSION)
- Txx — TREE NUMBER
- EXISTING TREE
- PINK HATCHED BLACK AREA

Drawing Purposes

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Developer

AMPLE SKILL LIMITED

Project

PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title

TREE SURVEY PLAN

Job No.	Drawing No.	Revision No.
HKA-01087	TS_001	A
Scale	Date	CAD Ref.
AS	NOV 2022	TS_001
Drawn	Checked	Approved
NN	SL	SL

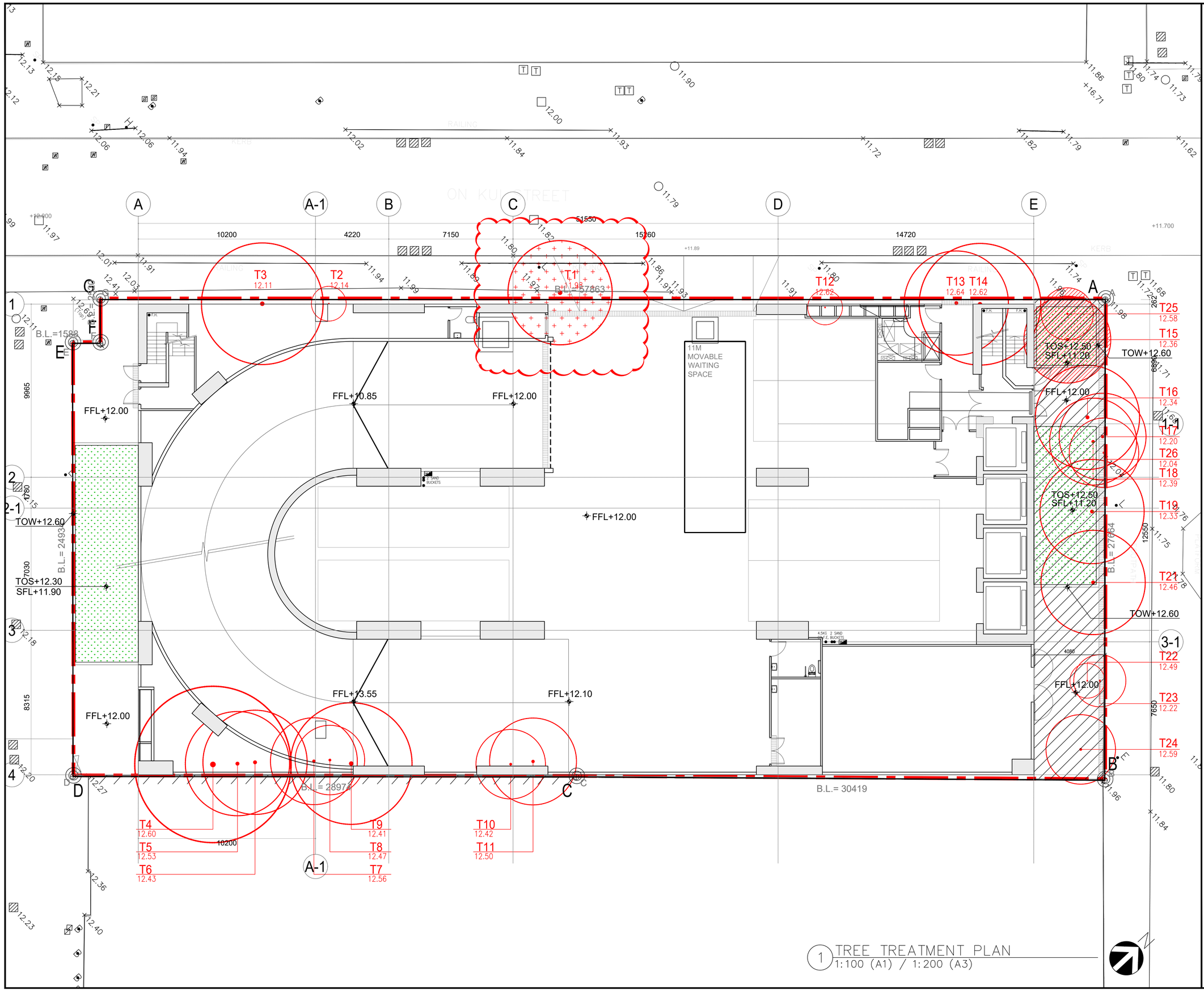
Authorized Person - Architect

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architecture urban design interior

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- CTB/598 -



1 TREE TREATMENT PLAN
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose
A	2 AUG 23	RE-SUBMISSION	GENERAL REVISION

LEGEND

- LOT BOUNDARY
- XX.XX EXISTING LEVEL
- XX.XX PROPOSED LEVEL
- EXISTING TREE TO BE FELLED (WITHIN GREEN AREA) (UNDER SEPERATE SUBMISSION)
- Txx TREE NUMBER (T1)
- EXISTING TREE TO BE FELLED
- Txx TREE CODE
- EMERGENCY TREE FELLING SUBMISSION TO DLO DATED ON 15 JULY 2022
- Txx TREE NUMBER (T15 & T25)
- PLANTER AREA
- PINK HATCHED BLACK AREA

BD Reference: 2/9051/22

Dwg No.: AG-01-02 (GROUND FLOOR PLAN)
SUBMITTED ON 05 JUL 2023

Drawing Purposes

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Developer
AMPLE SKILL LIMITED

Project
PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title
TREE TREATMENT PLAN

Job No.	Drawing No.	Revision No.
HKA-01087	TT_001	A
Scale	Date	CAD Ref.
AS	NOV 2022	TT_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

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- CTB/600 -

Tree Assessment Schedule

Address: Proposed Development in FSSTL 245 at On Kui Street, Fanling, New Territories
Prepared by: Wong Yun Keung (ISA-CA no. HK-0007BUM, TRAQ, HKILA-AA no. AA024) on 4 June 2022
Field Survey was conducted on 4 June 2022
To be read in conjunction with Drawing No.: TS_001 & TT_001

Tree No.	Scientific Name	Chinese Name	Original Location (Lot/GA/ YA/GHBA, etc.)	Tree Size			Top of soil level above root collar	Form	Health Condition	Structural Condition	Anticipated survival rate after transplanting		Conservation status	Proposed Treatment		Additional Remarks
				Overall Height (m)	DBH (mm)	Average Crown Spread (m)		(Good/ Fair/ Poor)	(Good/ Fair/ Poor)	(Good/ Fair/ Poor)	(High, Medium, Low)	Remarks#		in initial application (Retain/ Transplant/ Fell)	Justification for tree felling*	
T1	*Dimocarpus longan*	龍眼	GA	7	290	6	11.98	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Cavity on lower trunk, root restricted by pavement (under seperate submission)
T2	*Bombax ceiba*	木棉	Lot	8	180	2	12.14	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Bent trunk, root restricted by pavement
T3	*Ficus variegata*	青果榕	Lot	9	429	7	12.11	Poor	Fair	Fair	Low	b, c, f	N	Fell	A,E	Buttress roots, root restricted by pavement
T4	*Ficus variegata*	青果榕	Lot	13	430	9	12.60	Poor	Fair	Fair	Low	b, c, f	N	Fell	A,E	Forked, vined, buttress roots, root restricted by pavement & foundation, shared root zone with other tree
T5	*Macaranga tanarius var. tomentosa*	血桐	Lot	8	240	6	12.53	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, codominant main branches, root restricted by pavement & foundation, shared root zone with other tree
T6	*Macaranga tanarius var. tomentosa*	血桐	Lot	8	270	6	12.43	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, codominant main branches, root restricted by pavement & foundation, shared root zone with other tree
T7	*Macaranga tanarius var. tomentosa*	血桐	Lot	8	243	5	12.56	Poor	Fair	Poor	Low	a, b, c, f	N	Fell	A,E	Leaning, codominant main branches, wound on branch, root restricted by pavement & foundation, shared root zone with other tree
T8	*Macaranga tanarius var. tomentosa*	血桐	Lot	9	247	4	12.47	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, codominant main branches, cavity on main branch, wound on branch, trunk embedded with hoarding, root restricted by pavement & foundation, shared root zone with other tree
T9	*Macaranga tanarius var. tomentosa*	血桐	Lot	9	276	7	12.41	Poor	Fair	Poor	Low	a, b, c, f	N	Fell	A,E	Leaning, codominant trunks, included bark with decay, cavity on main branch, root restricted by pavement & foundation, shared root zone with other tree
T10	*Bischofia javanica*	秋楓	Lot	8	179	4	12.42	Poor	Fair	Poor	Low	a, b, c, f	N	Fell	A,E	Leaning, root restricted by pavement & foundation, shared root zone with other tree
T11	*Bischofia javanica*	秋楓	Lot	9	268	5	12.50	Poor	Fair	Fair	Low	b, c, f	N	Fell	A,E	Leaning, root restricted by pavement & foundation, shared root zone with other tree
T12	*Bombax ceiba*	木棉	Lot	5	110	2	12.62	Poor	Fair	Fair	Low	a, c, f	N	Fell	A,E	Leaning, heavily vined, root restricted by pavement
T13	*Ficus variegata*	青果榕	Lot	8	224	6	12.64	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Heavily vined, root restricted by pavement, shared root zone with other tree
T14	*Ficus variegata*	青果榕	Lot	8	275	7	12.62	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Forked, heavily vined, codominant main branches, root restricted by pavement, shared root zone with other tree
T15	*Macaranga tanarius var. tomentosa*	血桐	Lot	5	345	5	12.36	Poor	Fair	Poor	Low	a, b, c, f	N	Fell	A,E	Leaning, heavily vined, cavity with decay at root crown, dead branches, wound on main trunk, root restricted by pavement. Tree was emergency Felled dated 9 July 2022 and was submitted to DLO dated 15 July 2022
T16	*Macaranga tanarius var. tomentosa*	血桐	Lot	5	140	6	12.34	Poor	Fair	Fair	Low	a, c, f	N	Fell	A,E	Leaning, vined, root restricted by pavement, shared root zone with other tree
T17	*Macaranga tanarius var. tomentosa*	血桐	Lot	6	190	5	12.20	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, heavily vined, root restricted by pavement, shared root zone with other tree
T18	*Macaranga tanarius var. tomentosa*	血桐	Lot	5	175	5	12.39	Poor	Poor	Poor	Low	a, b, c, f	N	Fell	A,E	Leaning, abnormal bark crack, severely dieback, heavily vined, broken branch, root restricted by pavement, shared root zone with other tree
T19	*Macaranga tanarius var. tomentosa*	血桐	Lot	4	163	6	12.33	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, cavity at root crown, root restricted by pavement
T21	*Macaranga tanarius var. tomentosa*	血桐	Lot	5	290	6	12.46	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Leaning, forked, vined, wound on main branch, root restricted by pavement
T22	*Ficus benjamina*	垂葉榕	Lot	5	128	2	12.49	Poor	Fair	Fair	Low	a, c, f	N	Fell	A,E	Leaning, vined, codominant main branches, root restricted by pavement, shared root zone with other tree
T23	*Bombax ceiba*	木棉	Lot	8	190	3	12.22	Poor	Fair	Fair	Low	a, b, c, f	N	Fell	A,E	Heavily vined, trunk enveloped with wire, root restricted by pavement, shared root zone with other tree
T24	*Macaranga tanarius var. tomentosa*	血桐	Lot	5	114	4	12.59	Poor	Fair	Fair	Low	a, c, f	N	Fell	A,E	Codominant trunks, root restricted by pavement & post plinth
T25	Dead Tree	枯死樹木	Lot	3	150	3	12.58	-	-	-	-	-	N	Fell	-	Tree was emergency Felled dated 9 July 2022 and was submitted to DLO dated 15 July 2022
T26	Dead Tree	枯死樹木	Lot	3	133	4	12.04	-	-	-	-	-	N	Fell	-	-

* Justification for tree felling:

A	In direct conflict with the proposed works
B	Common undesirable species that are characterised by their aggressive and invasive growing habits
C	Tree with poor health, structure or form
D	Low amenity value
E	Low survival rate after transplantation

\# Suitability for transplanting:

a	Low amenity value
b	Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
c	Low survival rate after transplanting;
d	Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
e	With evidence of over-maturity and onset of senescence;
f	With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits)
g	Undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree)
h	conflict with excavation area required for proposed works
i	located on slope, rootball preparation for transplanting is not practical



T1 Overall View - FELL
(under separation submission)



T1 Lower Trunk & Ground Condition - FELL
(under separation submission)



T1 Cavity on Trunk - FELL
(under separation submission)



T2 Overall View - FELL



T2 Lower Trunk & Ground Condition - FELL



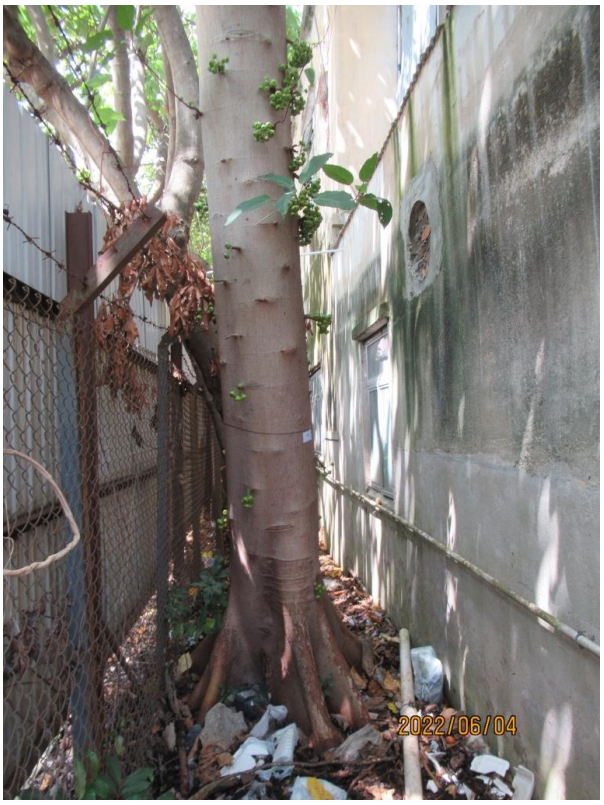
T3 Overall View - FELL



T3 Lower Trunk & Ground Condition - FELL



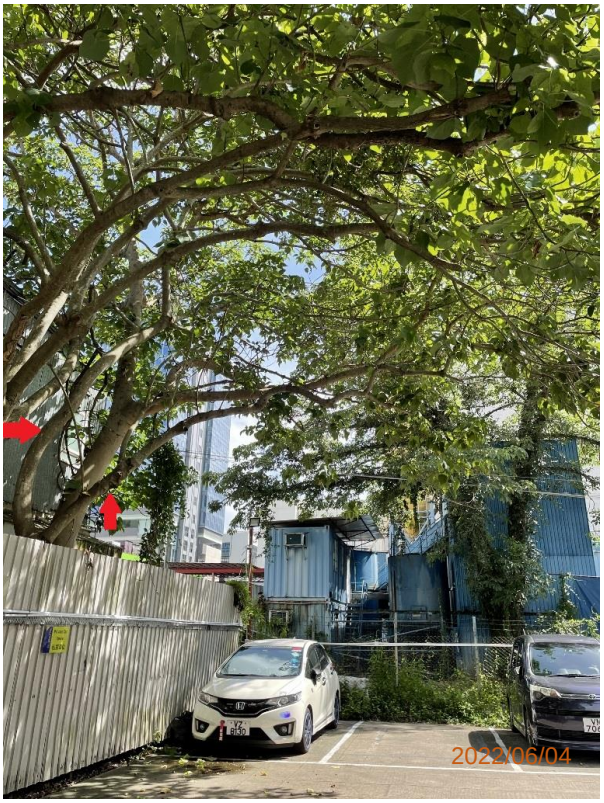
T4 Overall view - FELL



T4 Lower Trunk & Ground Condition - FELL



T4 Trunk Condition - FELL



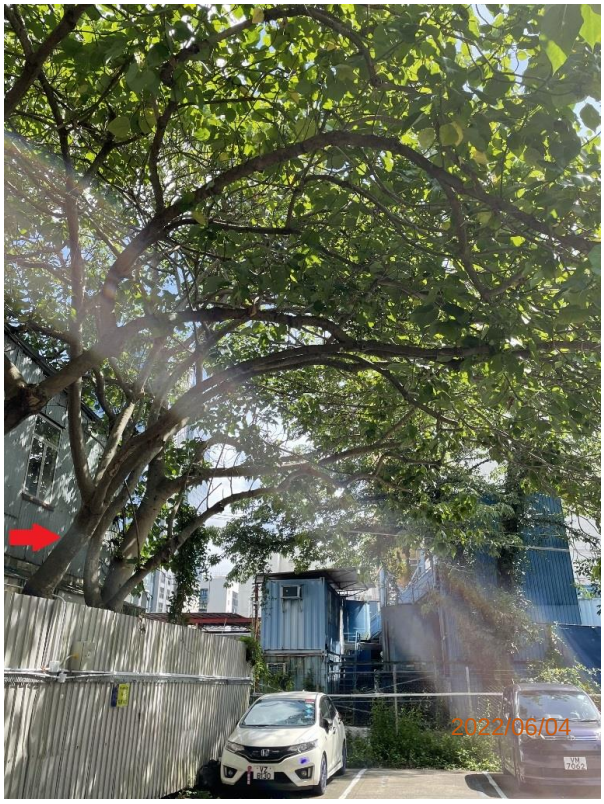
T5 Overall view - FELL



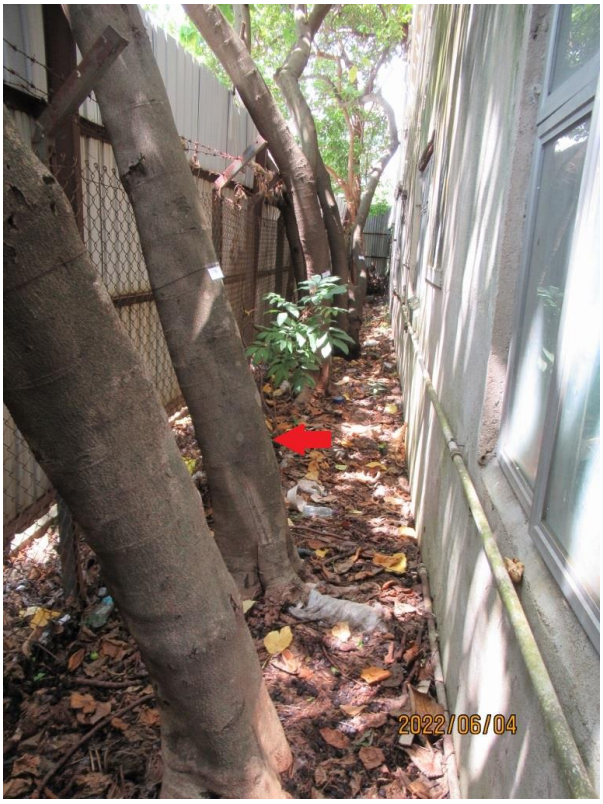
T5 Lower Trunk Ground Condition - FELL



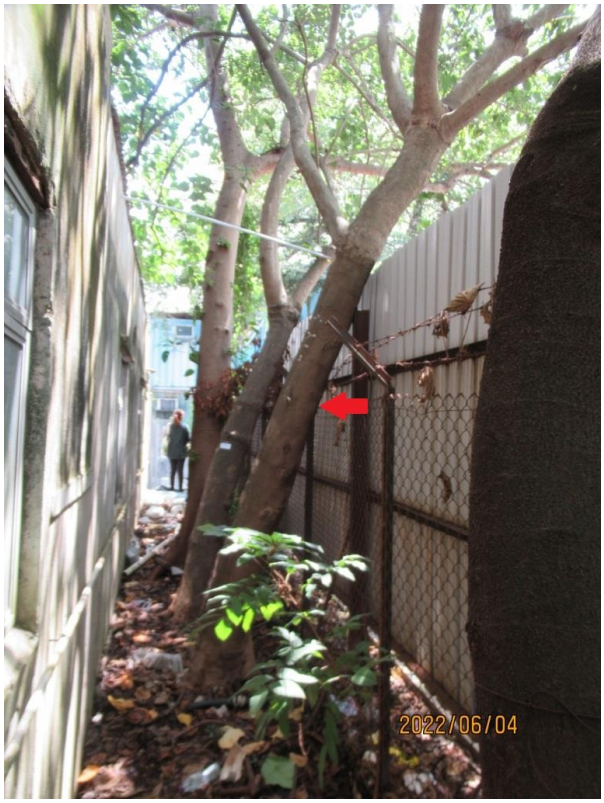
T5 Trunk Condition - FELL



T6 Overall view - FELL



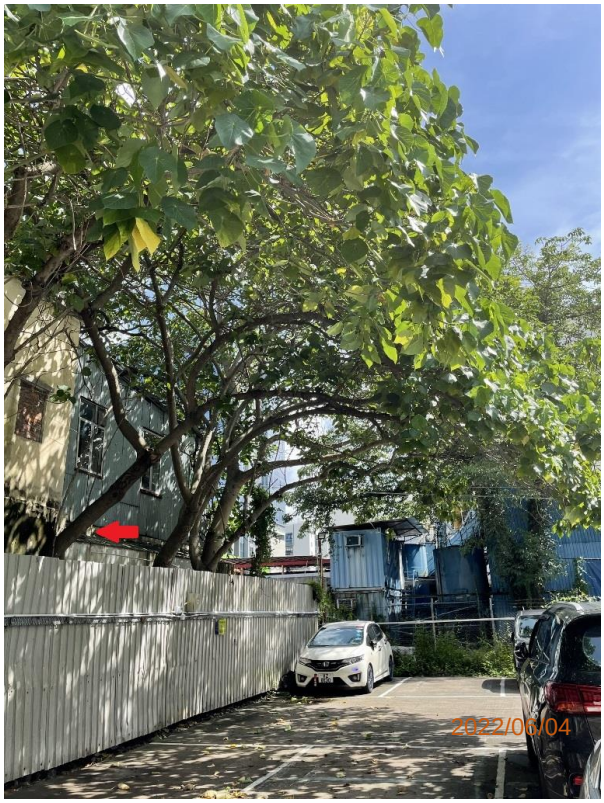
T6 Lower Trunk & Ground Condition - FELL



T6 Trunk Condition - FELL



T6 Wound on Branch - FELL



T7 Overall view - FELL



T7 Lower Trunk & Ground Condition - FELL



T7 Trunk Condition - FELL



T8 Overall view - FELL



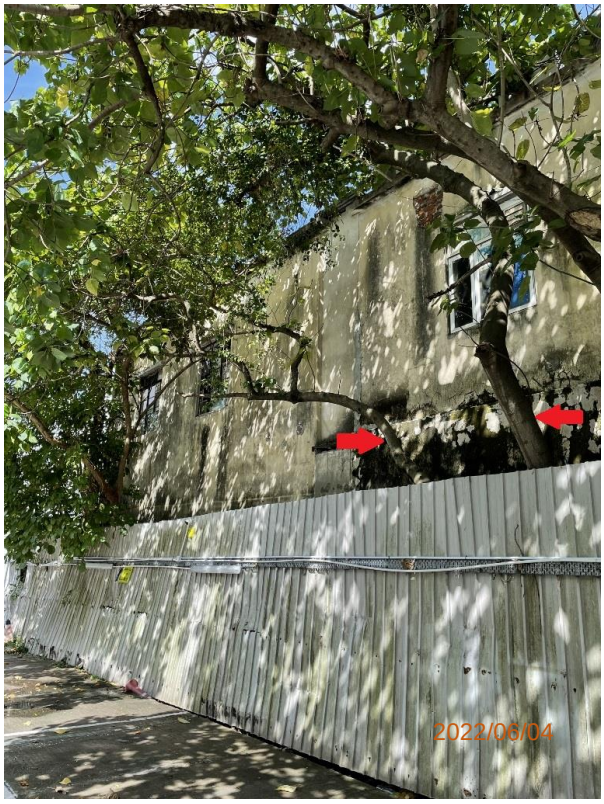
T8 Lower Trunk & Ground Condition - FELL



T8 Trunk Condition - FELL



T8 Wound on Branch - FELL



T9 Overall view - FELL



T9 Lower Trunk & Ground Condition - FELL



T9 Trunk Condition - FELL



T9 Codominant Trunks with Included Bark Decay - FELL



T9 Cavity on Trunk - FELL



T10 Overall view - FELL



T10 Lower Trunk & Ground Condition - FELL



T10 Trunk Condition - FELL



T11 Overall view - FELL



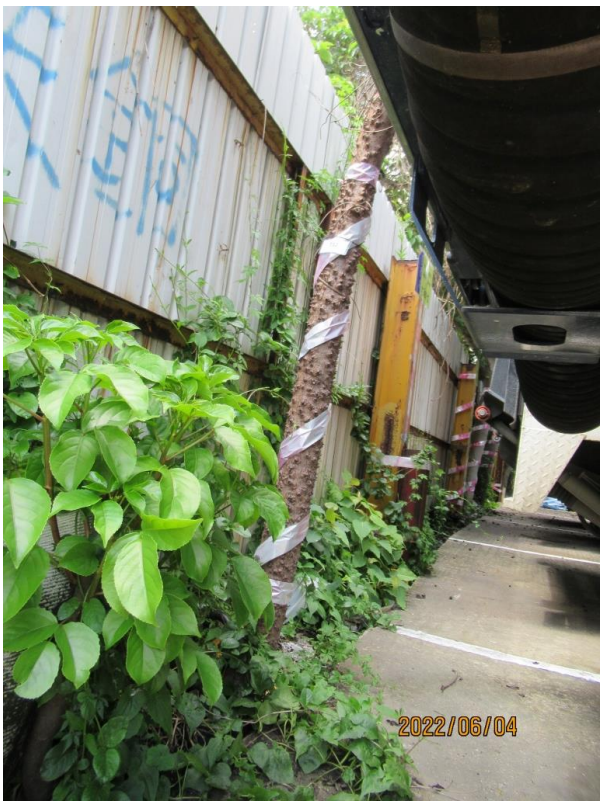
T11 Lower Trunk & Ground Condition - FELL



T11 Trunk Condition - FELL



T12 Overall view - FELL



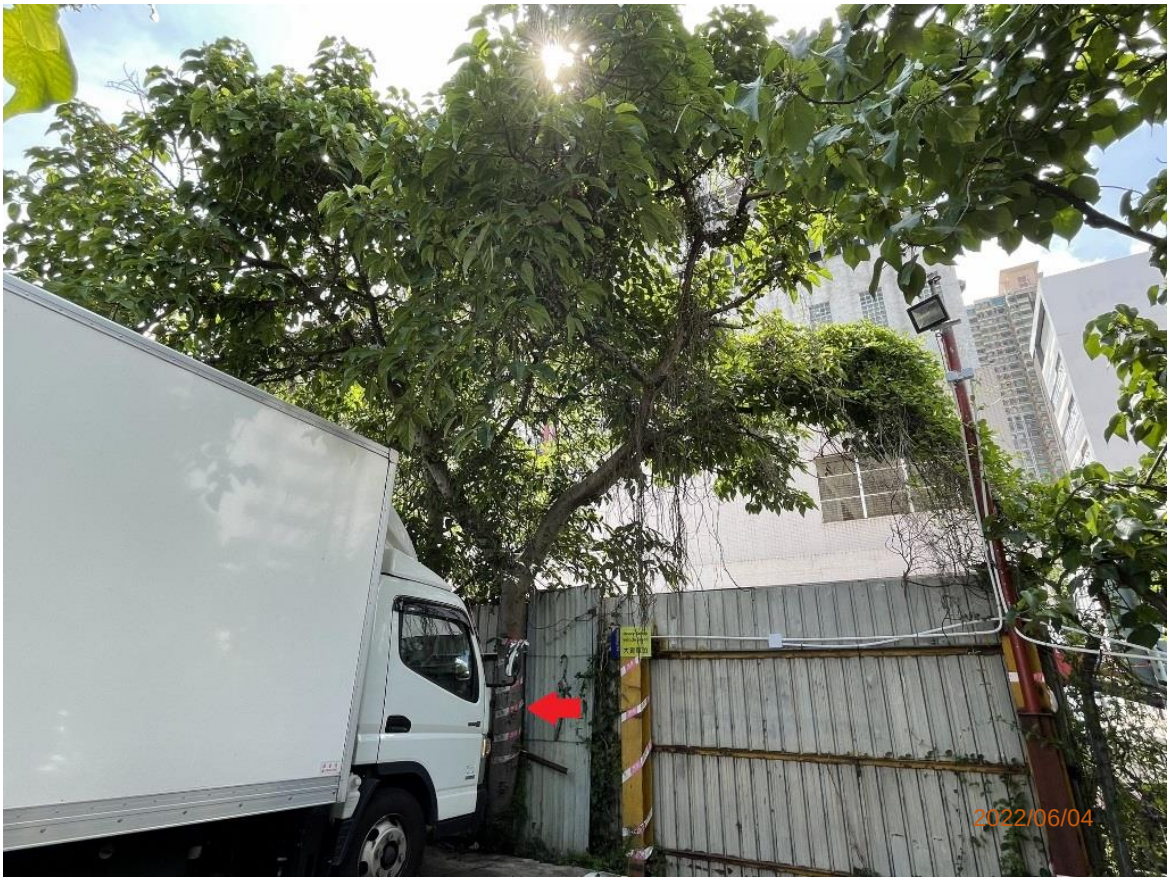
T12 Lower Trunk & Ground Condition - FELL



T13 Overall view - FELL



T13 Lower Trunk & Ground Condition - FELL



T14 Overall view - FELL



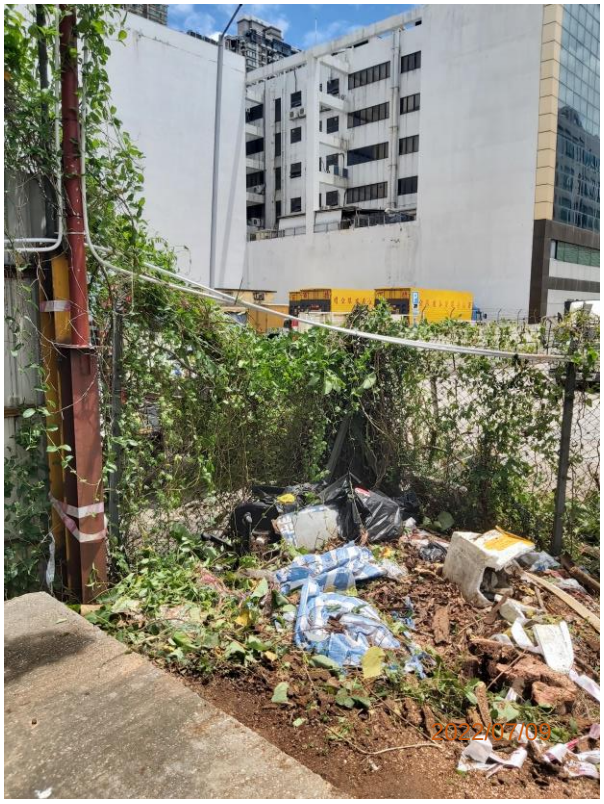
T14 Lower Tree Trunk & Ground Condition - FELL



T15 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T15 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T15 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T15 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T16 Overall view - FELL



T16 Lower Trunk & Ground Condition - FELL



T17 Overall view - FELL



T17 Lower Trunk & Ground Condition - FELL



T18 Overall view - FELL



T18 Lower Trunk & Ground Condition - FELL



T18 Abnormal Bark Crack on Trunk - FELL



T19 Overall view - FELL



T19 Lower Trunk & Ground Condition - FELL



T19 Cavity on Root Crown - FELL



T21 Overall view - FELL



T21 Lower Trunk & Ground Condition - FELL



T21 Trunk Condition - FELL



T22 Overall view - FELL



T22 Lower Trunk & Ground Condition - FELL



T23 Overall view - FELL



T23 Lower Trunk & Ground Condition - FELL



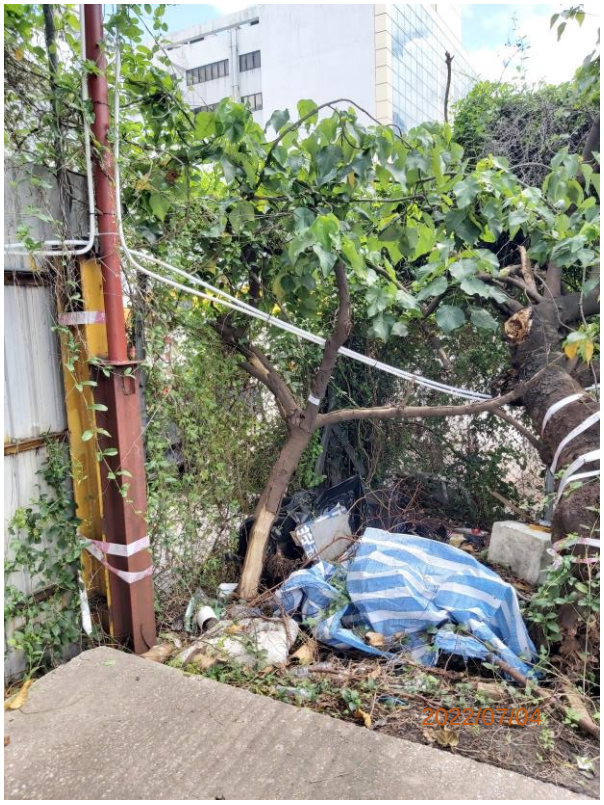
T23 Wire Enveloped in Trunk - FELL



T24 Overall view - FELL



T24 Lower Trunk & Ground Condition - FELL



T25 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T25 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



T25 – EMERGENCY FELLED
on 9 July 2022 and was submitted to DLO on 15 July 2022



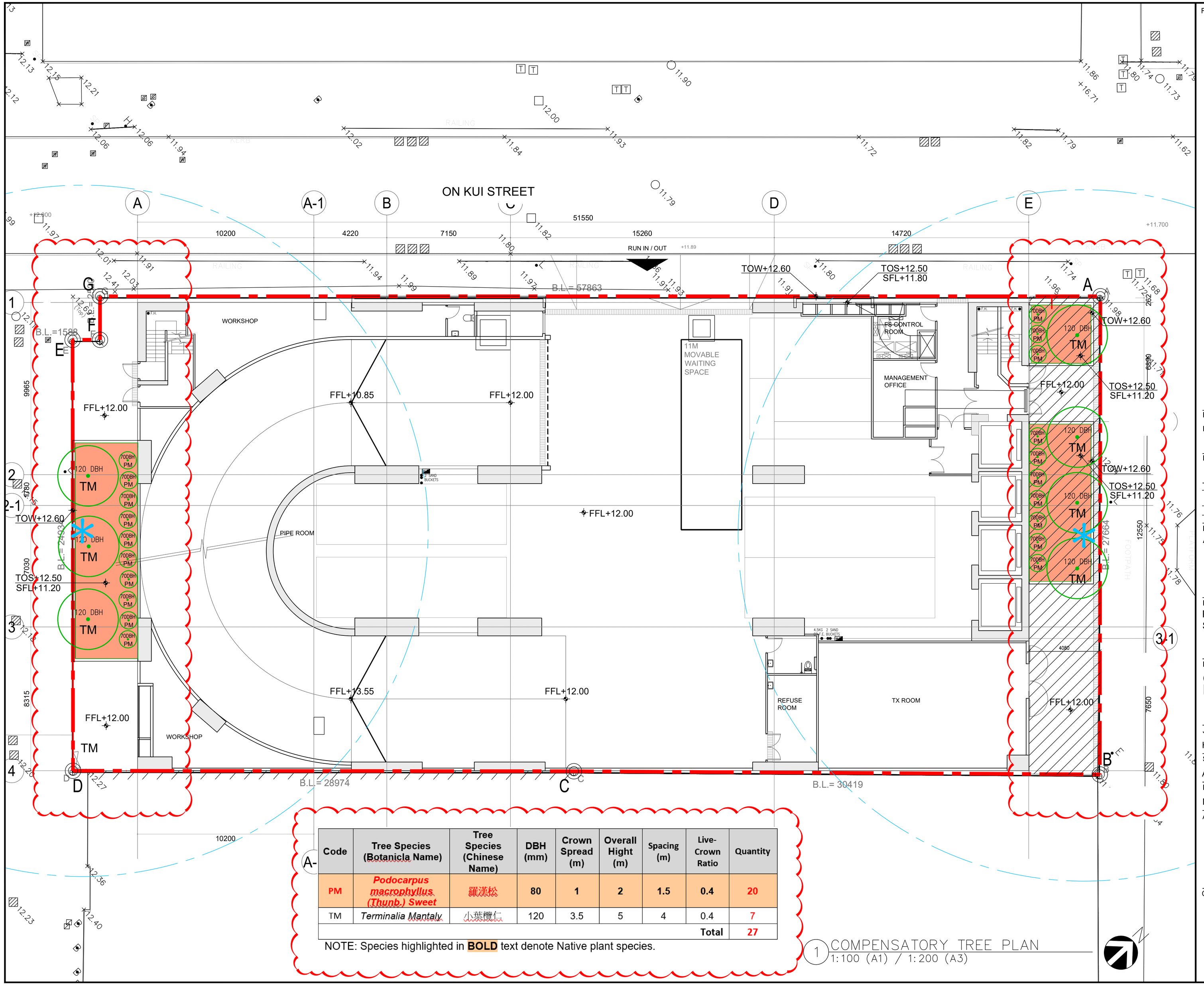
T26 Overall view - FELL



T26 Lower Trunk & Ground Condition - FELL



T26 Abnormal Bark Crack on Trunk - FELL



Code	Tree Species (Botanicla Name)	Tree Species (Chinese Name)	DBH (mm)	Crown Spread (m)	Overall Hight (m)	Spacing (m)	Live-Crown Ratio	Quantity
PM	***Podocarpus macrophyllus (Thunb.) Sweet***	**羅漢松**	**80**	**1**	**2**	**1.5**	**0.4**	**20**
TM	*Terminalia Mantaly*	小葉欖仁	120	3.5	5	4	0.4	7
							Total	**27**

NOTE: Species highlighted in **BOLD** text denote Native plant species.

1 COMPENSATORY TREE PLAN
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose
A	2 AUG 23	RE-SUBMISSION	GENERAL REVISION

LEGEND

- LOT BOUNDARY
- +XX.XX PROPOSED LEVEL
- XX COMPENSATORY TREES
- TREE SPECIES CODE
- WATER POINT (20M RADIUS)
- MIN. 1200MM SOIL DEPTH EXCLUDE DRAINAGE LAYER
- PINK HATCHED BLACK AREA

BD Reference: 2/9051/22

Dwg No.: AG-01-02 (GROUND FLOOR PLAN)
SUBMITTED ON 05 JUL 2023

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PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title

COMPENSATORY PLANTING PLAN

Job No.	Drawing No.	Revision No.
HKA-01087	CP_001	A
Scale	Date	CAD Ref.
AS	NOV 2022	CP_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

AGC DESIGN LTD
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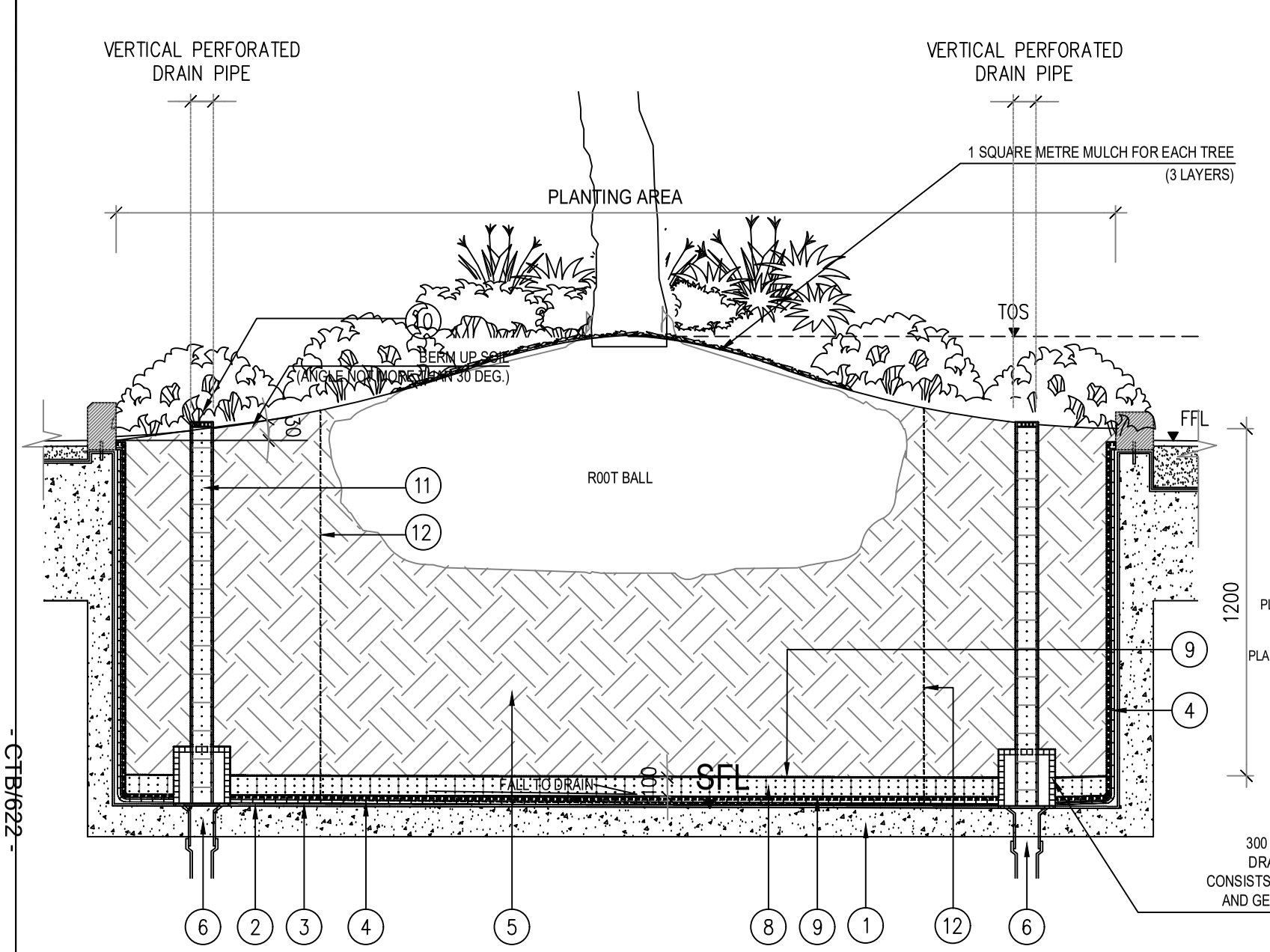
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- CTB/620 -

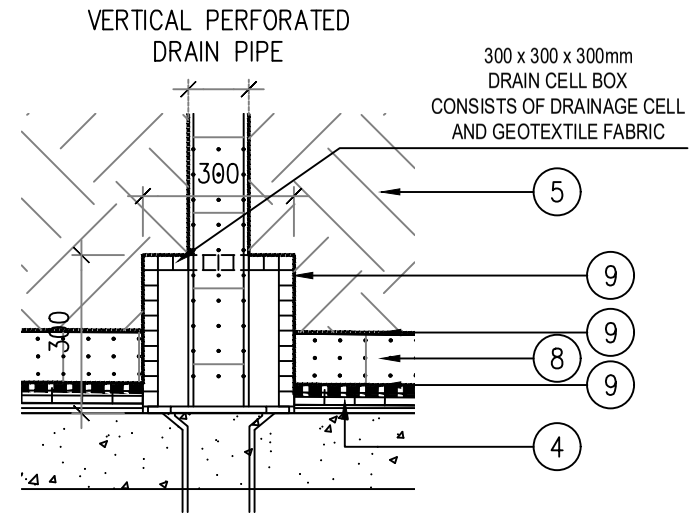
Appendix A2

TYPICAL DETAILS (DWG NO. LD_01 & LD_02)



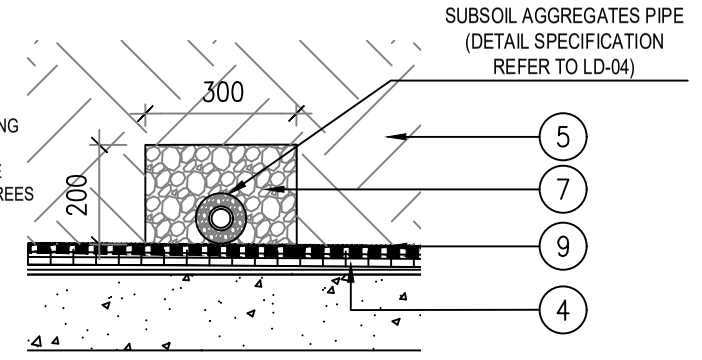
A | TYP PLANTER SECTION (ON STRUCTURE)

SCALE 1:30



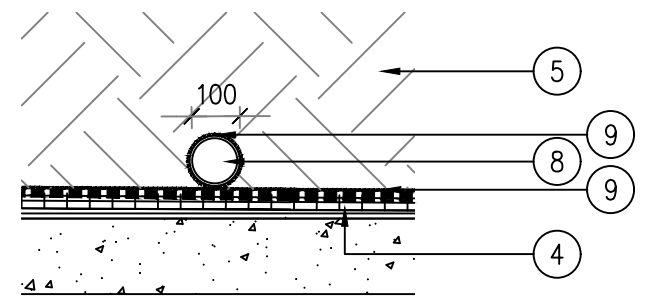
B | DRAINAGE CELL BOX DETAIL

SCALE 1:15



C | SUBSOIL DRAIN DETAIL (LAWN ONLY)

SCALE 1:15



D | SUBSOIL DRAIN DETAIL (ALL PLANTER EXCEPT LAWN)

SCALE 1:15

REMARKS:

- MIN. 1200mm CLEAR PLANTING SOIL (EXCLUDING DRAINAGE LAYER) TO BE BACKFILL AT THE PLANTING AREA FOR ALL TREES
- LOCATION OF DRAIN POINTS REFER TO BUILDING SERVICES DRAWINGS

STRUCTURAL CODE

1. STRUCTURAL SLAB (BY BUILDING CONTRACTOR)
2. WATERPROOFING LAYER. REFER TO ARCHITECT'S DETAIL DIMENSION AND SPECIFICATION (BY BUILDING CONTRACTOR)
3. MIN 20MM THK MORTAR BASE (BY BUILDING CONTRACTOR)
4. 30MM THK PROPRIETARY HDPE DRAINAGE CELL & FILTER LAYER SYSTEM (RAINSMART OR APPROVED EQUAL) (BY SOFT LANDSCAPE CONTRACTOR)
5. PLANTING SOIL MIXTURE (BY SOFT LANDSCAPE CONTRACTOR)
6. DRAIN PIPE AS PER ENGINEERS SPECS (BY BUILDING CONTRACTOR)
7. 300MM (W) x 200MM (THK) 20-30MM Ø PELLETS LIGHTWEIGHT EXPANDED AGGREGATES (LECA) ALONG SUBSOIL AGGREGATES PIPE (BY SOFT LANDSCAPE CONTRACTOR)
8. 100MM Ø POLYSTYRENE PERFORATED SUBSOIL DRAIN PIPE (BY SOFT LANDSCAPE CONTRACTOR)
9. GEOTEXTILE FABRIC LAYER (BY SOFT LANDSCAPE CONTRACTOR)
10. MIN. 100MM Ø PVC STRAINER (THREADED, REMOVABLE) (BY SOFT LANDSCAPE CONTRACTOR)
11. MIN. 100MM Ø POLYSTYRENE PERFORATED DRAIN PIPE WRAPPED BY GEOTEXTILE
12. PROPRIETARY ROOT BARRIER SYSTEM AREA REFER TO DRAWING NO. LPP-01 (BY SOFT LANDSCAPE CONTRACTOR)

Rev.	Date	Amendment	Purpose

Drawing Purposes

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Developer

AMPLE SKILL LIMITED

Project

PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title

TYPICAL PLANTER DETAIL

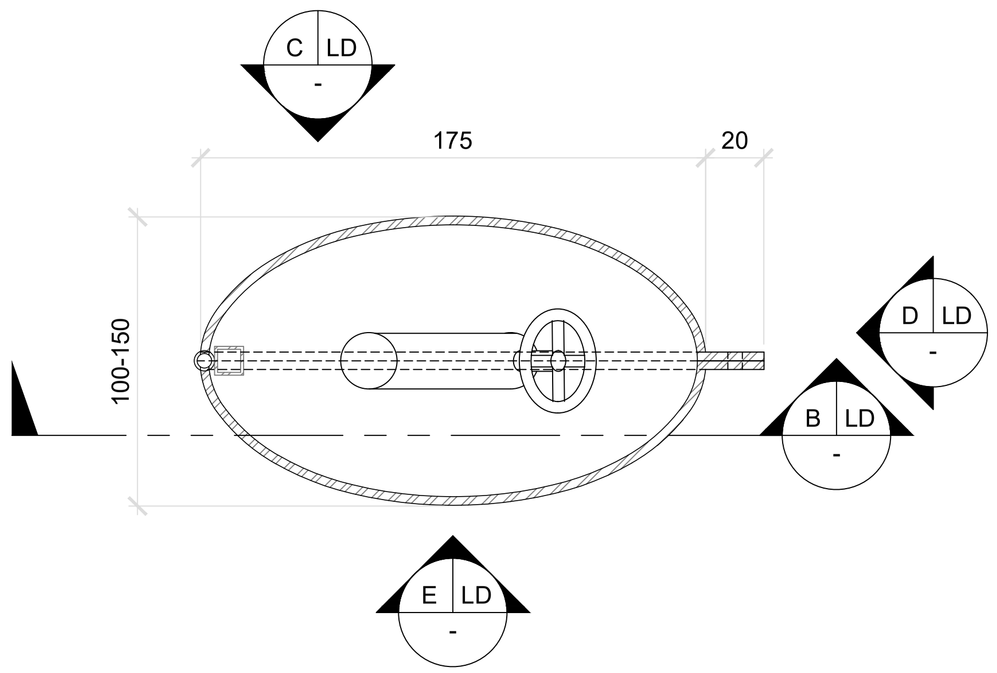
Job No.	Drawing No.	Revision No.
01087-LAN	LD_01	-
Scale	Date	CAD Ref.
AS(A3)	DEC 2022	LD_01.DWG
Drawn	Checked	Approved
LL	SL	SL

Authorized Person - Architect

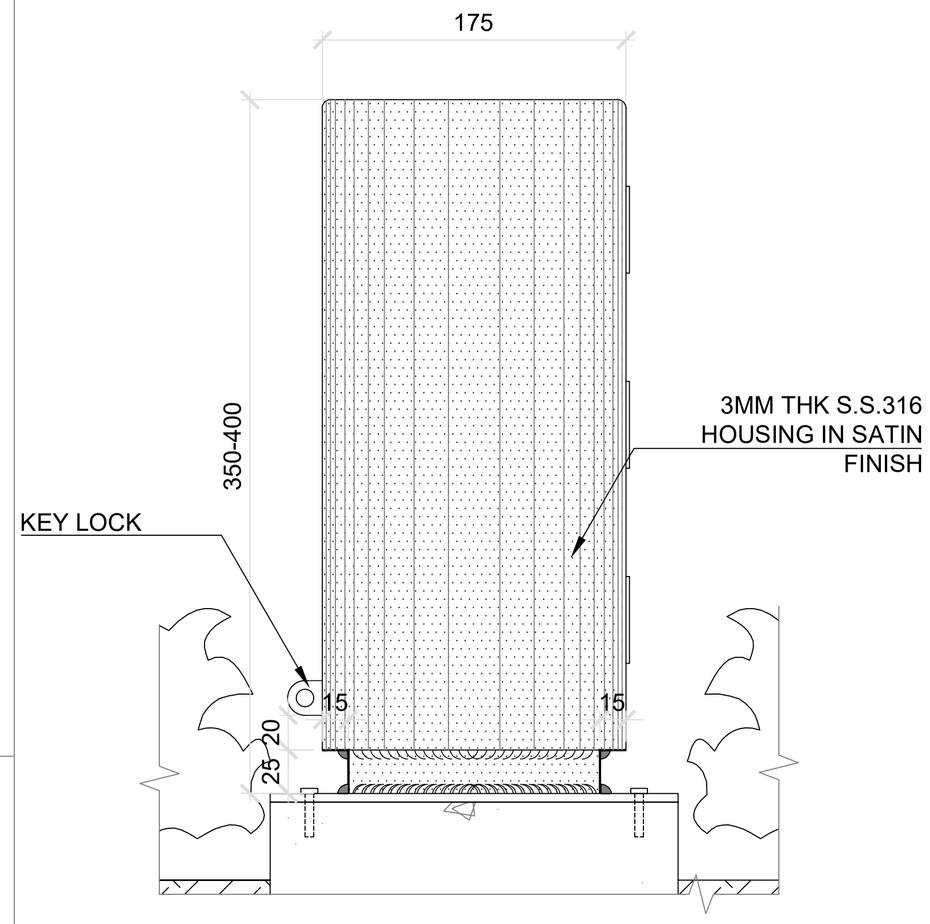
AGC DESIGN LTD architecture urban design interior

Consultant Logo

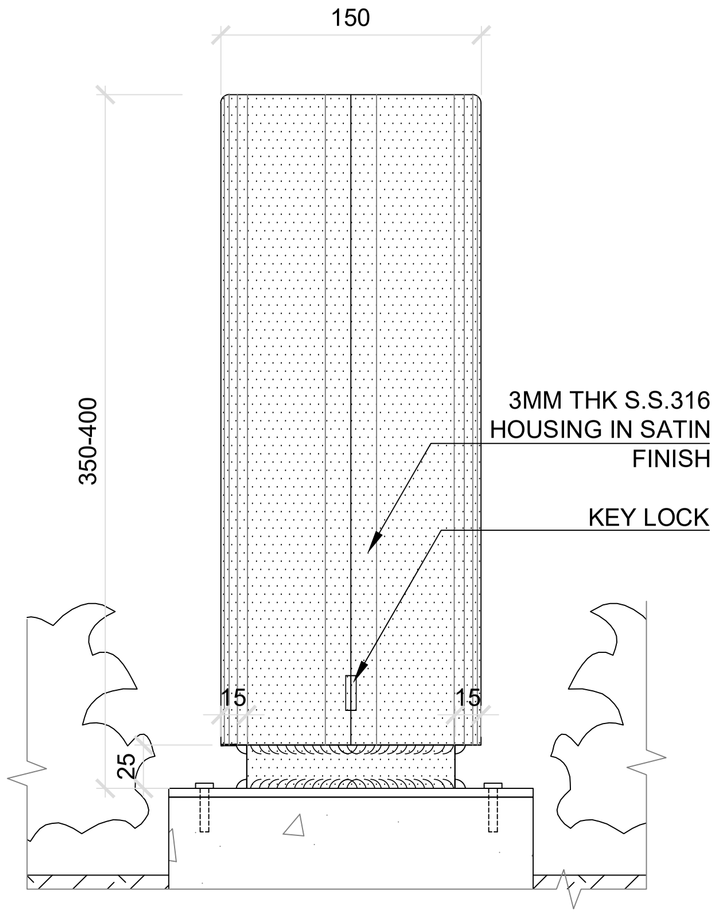
Oriental Landscapes Limited
東方綠化有限公司



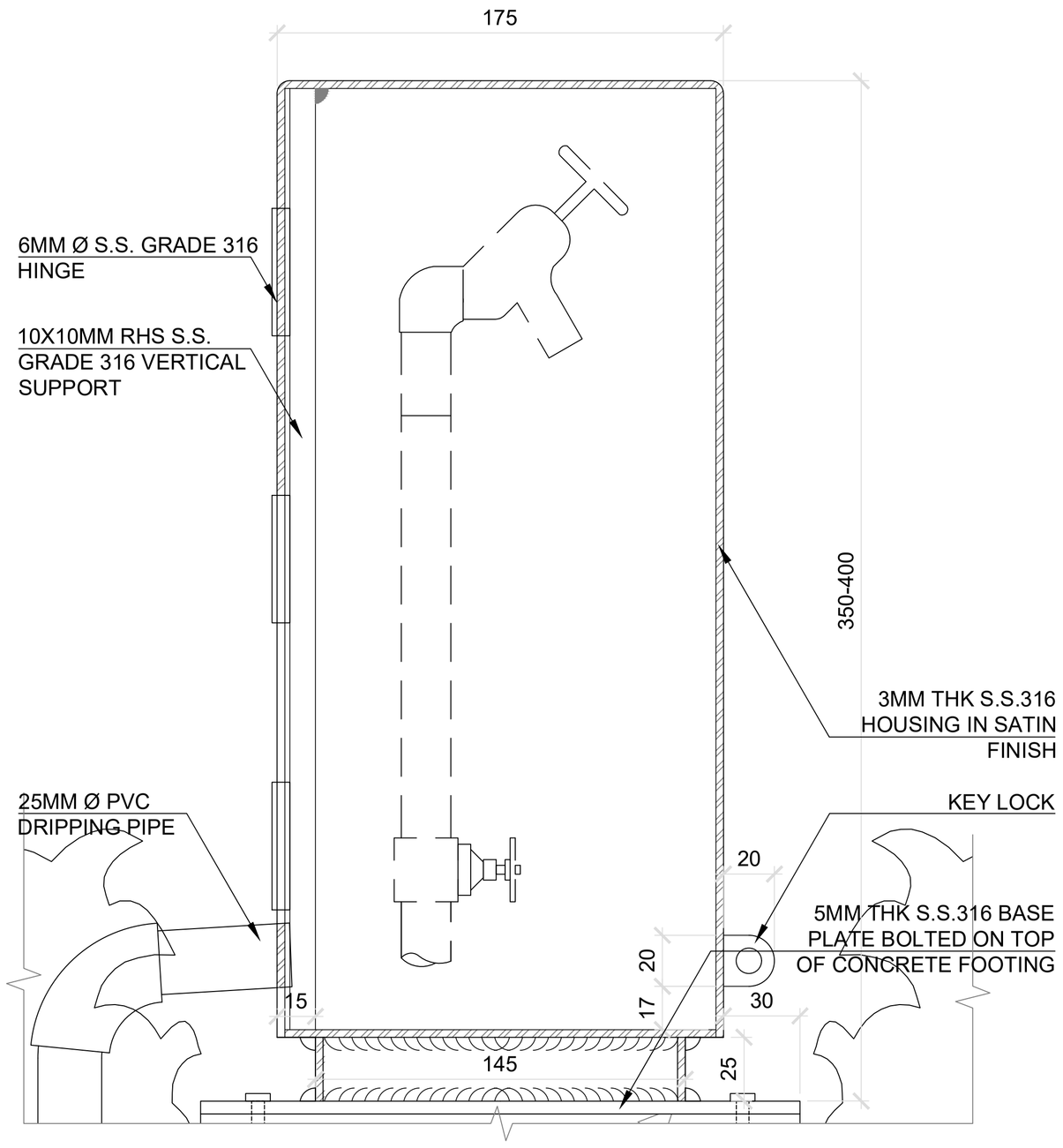
A PLAN
SCALE 1:3



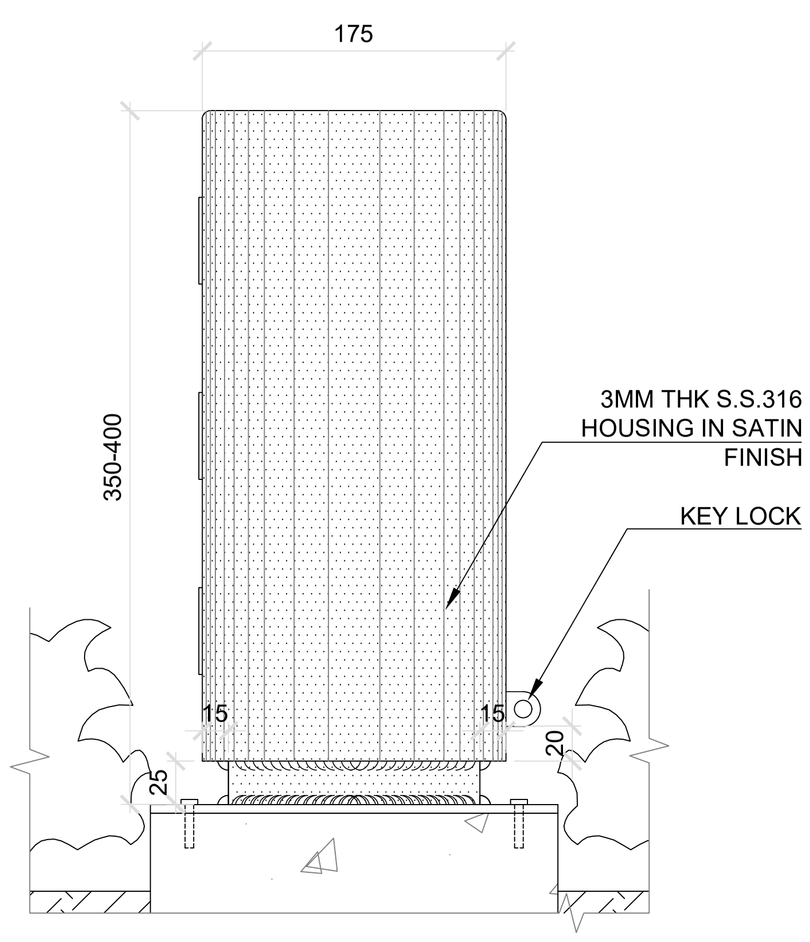
C SIDE ELEVATION
SCALE 1:5



D FRONT ELEVATION
SCALE 1:5



B SECTION
SCALE 1:3



E SIDE ELEVATION
SCALE 1:5

Rev.	Date	Amendment	Purpose

Drawing Purposes
GOVERNMENT SUBMISSION

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- Do not take measurements directly from this drawing.
- Check and verify all dimensions on site.

Developer
AMPLE SKILL LIMITED

Project
PROPOSED DEVELOPMENT AT FANLING
SHEUNG SHUI TOWN LOT NO.245

Drawing Title
IRRIGATION POINT TYPICAL DETAIL

Job No.	Drawing No.	Revision No.
01087-LAN	LD_02	-
Scale	Date	CAD Ref.
AS (A3)	NOV 2022	LD_02.DWG
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

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東方綠化有限公司

- CTB/623 -

Appendix B1

SUBMITTED GBP BY ARCHITECT *DATED ON 05 JUL 2023*

Senior Directors :

鄭恩瑩
Grace Cheng
AADipl. HKIA RIBA
Registered Architect
Authorized Person (Architect)
APEC Architect

林中偉
Tony Lam
MSc(Conservation) BA(AS)
BArch HKIA RIBA RAIC
Registered Architect
Authorized Person (Architect)
PRC Class I Registered Architect
APEC Architect

吳永順
Vincent Ng
BA(AS)(Hons) BArch(Dist)
M Urban Design FHKIA RIBA RAIA
Registered Architect
Authorized Person (Architect)
APEC Architect

曾偉賢
Michael Tsang
BA(AS)(Hons) BArch MBA
FHKIA RIBA HKIDA Registered Architect
Authorized Person (Architect)
PRC Class I Registered Architect
APEC Architect

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RECEIVED BY

05 July 2023

2023 JUL -6 P 4:41 228669

Your ref.: 2/9051/22
Our ref.: J684/Doc/GOVT/BD/L011

R & D Registry (NBDs)
BUILDINGS DEPARTMENT
OFFICE COPY

The Building Authority
Buildings Department
7/F Cityplaza 3,
14 Taikoo Wan Road, Taikoo Shing
Hong Kong

Dear Sirs / Madam,

Re: Submission of General Building Layout Plans for Proposed Industrial Development at On Kui Street, Fanling, N.T. Fanling Sheung Shui Town Lot No. 245

With reference to the captioned project, we are pleased to submit herewith the following for your comment and approval: -

1. 13 sets of General Building Plans with 2 sets duly signed;
2. Duly signed and completed Form BA 5;
3. Duly completed Appendix A to PNAP ADM-2;
4. 7 nos. of duly signed and completed Form BA 16;
5. Copy of Land Registry Memorial for the proof of control of the lands; and

Please note the following items had been submitted in previous submission in our letter ref: J684\Doc\GOVT\BD\L001 dated 26 April 2022 and letter ref: J684\Doc\GOVT\BD\L004 dated 26 May 2022 are still valid.

1. BD Form BA 4 (Authorized Person); and
2. BD Form BA 4 (Registered Structural Engineer).

Cheque for payment for fees on submission of plans & Appendix-A to PNAP APP-55 would be submitted shortly under separate cover.

Regarding Lease Special Condition (28) Vehicular Access, we seek Lands Department approval of Technical Modification of the captioned clause for the XYZ width in order to cater for access of vehicles of 11m in length into the premises, which Transport Department has no adverse comment from traffic engineering point of view. Attached please find the following correspondences for easy reference.

1. Our Traffic Consultant CTA Consultants Ltd's letter 22 May 2023 (ref 22079HK/01/mwy)
2. Transport Department Fax dated 29 May 2023 (ref (NN36X) in TD NR 146/194-O21)

Cont'd.../2

創智建築師有限公司
16/F, Olympia Plaza, 255 King's Road, North Point, H.K.
Tel: (852) 2219 7188 Fax: (852) 2219 7133
Email: agc@agcdesign.com.hk Website: www.agcdesign.com.hk
香港北角英皇道 255號國都廣場 16樓

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FHKIA RIBA HKIDA Registered Architect
Authorized Person (Architect)
PRC Class I Registered Architect
APEC Architect

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05 July 2023

Your ref.: 2/9051/22
Our ref.: J684/Doc/GOVT/BD/L011

The Building Authority
Buildings Department
7/F Cityplaza 3,
14 Taikoo Wan Road, Taikoo Shing
Hong Kong

Dear Sirs / Madam,

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2. Duly signed and completed Form BA 5;
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Please note the following items had been submitted in previous submission in our letter ref: J684\Doc\GOVT\BD\L001 dated 26 April 2022 and letter ref: J684\Doc\GOVT\BD\L004 dated 26 May 2022 are still valid.

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2. Transport Department Fax dated 29 May 2023 (ref (NN36X) in TD NR 146/194-O21)

Cont'd.../2

創智建築師有限公司
16/F, Olympia Plaza, 255 King's Road, North Point, H.K.
Tel: (852) 2219 7188 Fax: (852) 2219 7133
Email: agc@agcdesign.com.hk Website: www.agcdesign.com.hk
香港北角英皇道 255號國都廣場 16樓

Your ref.: 2/9051/22
Our ref.: J684/Doc/GOVT/BD/L011

Should you require further information, please contact the undersigned or our Mr. Alex Wong at 2219 7188 or J684@agcdesign.com.hk

Thank you for your kind attention.

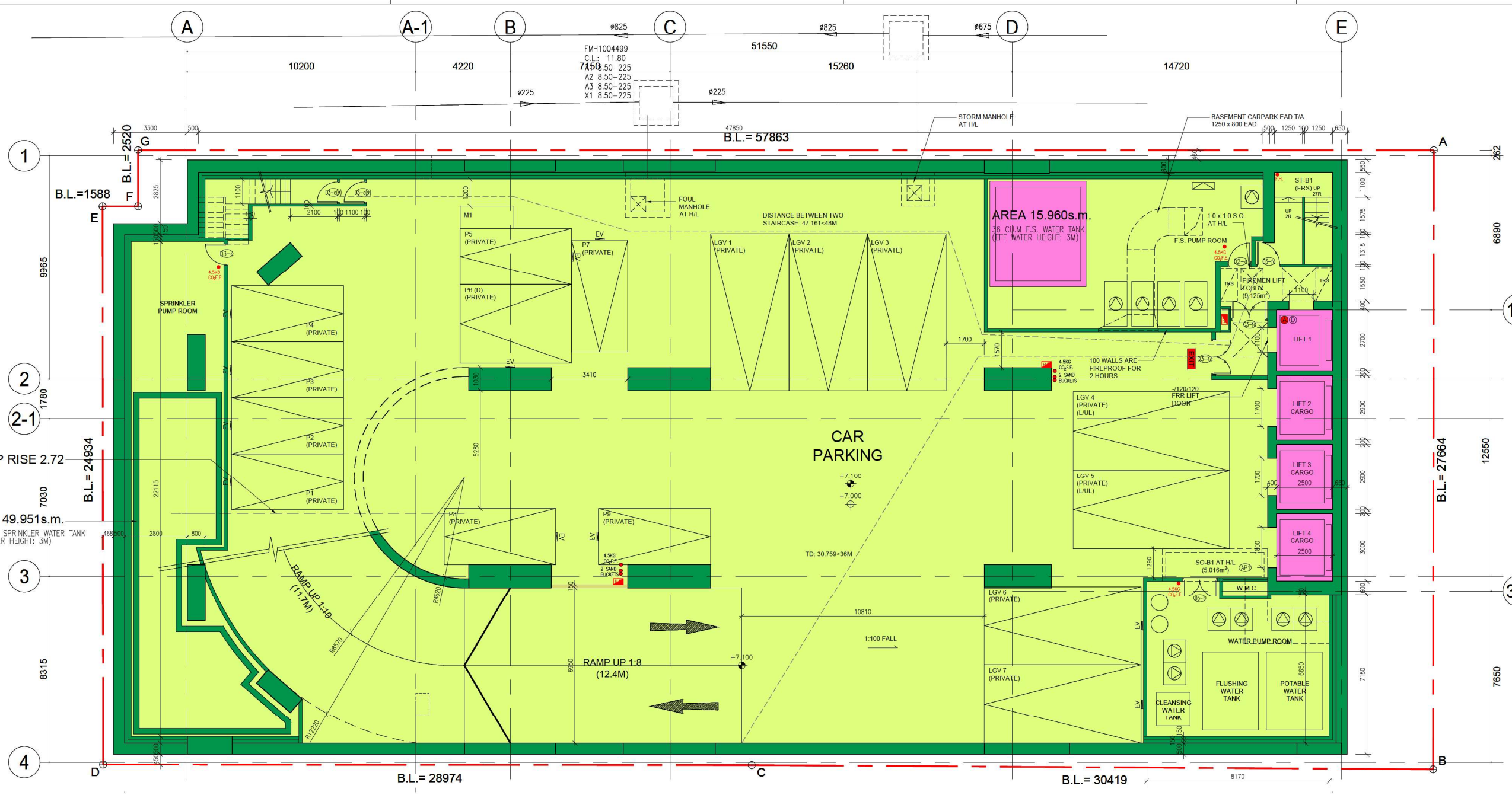
Yours faithfully

Lam Chung Wai
for and on behalf of
AGC Design Ltd

Encl.

cc ASL - Mr. David Seto / Mr. Arthur Chan] w/e
WCC - Mr. Lawrence Lee / Mr. Kwong Po Lam]

CCW/WSC/ckl



1 - BASEMENT 1 FLOOR PLAN
1:100 @A1

NOTE: REFUSE STORE AND MATERIAL RECOVERY CHAMBER PROVIDED ON THIS FLOOR IS WITHOUT VEHICULAR ACCESS IN ACCORDANCE WITH BUILDING (REFUSE STORAGE AND MATERIAL RECOVERY CHAMBERS AND REFUSE CHUTES) REGULATIONS, WHERE TOTAL U.F.S. IS LESS THAN 39600M².

CAR PARKING SCHEDULE AT B1/F

LGV PARKING (PRIVATE)	5
LGV PARKING (L/UL) (PRIVATE)	2
PC PARKING (PRIVATE)	9
MC PARKING (PRIVATE)	1

SMOKE VENT AREA CALCULATION

STOREY	AREA		SMOKE VENT ARE REQUIRED	SMOKE VENT AREA PROVIDED							
				Name	W	x	H		QTY		S.M.
Basement 1	Ca1	987.064	1167.9 x 0.50% = 5.839	S.O. B-1	1	x	1.25	x	1	=	1.25
	Ca2	180.817		S.O. B-2	2	x	1.5	x	1	=	3
				S.O. B-3	1.25	x	1.5	x	1	=	1.875
									TOTAL		6.125

Compartment Calculation

Basement 1 Carpark Area Compartment Area Calculation

ADD

Ca1 B1/F Carpark = 987.064 sq.m.

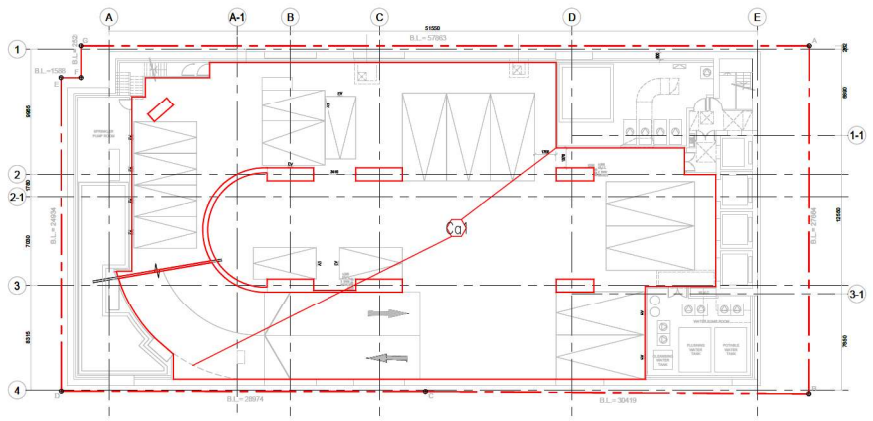
Total = 987.064 sq.m.

Basement Ramp (B1/F to G/F) Compartment Area Calculation

ADD

Ca2 Ramp to G/F = 180.817 sq.m.

Total = 180.817 sq.m.



3 - BASEMENT COMPARTMENT DIAGRAM
1:300 @A1

BD REF : 2/9051/22
FSD REF : –

REVISION	DESCRIPTION	DRAWN	DATE	APPROVED
–	FIRST SUBMISSION	LCYT	JUN23	TL

ORIGINATOR
AGC DESIGN LTD
architecture urban design interior

1601, 16/F, Olympic Plaza, 255 King's Road, North Point, Hong Kong
Tel: (852)22197186, Fax: (852)22197133, Email: ogc@agcdesign.com.hk

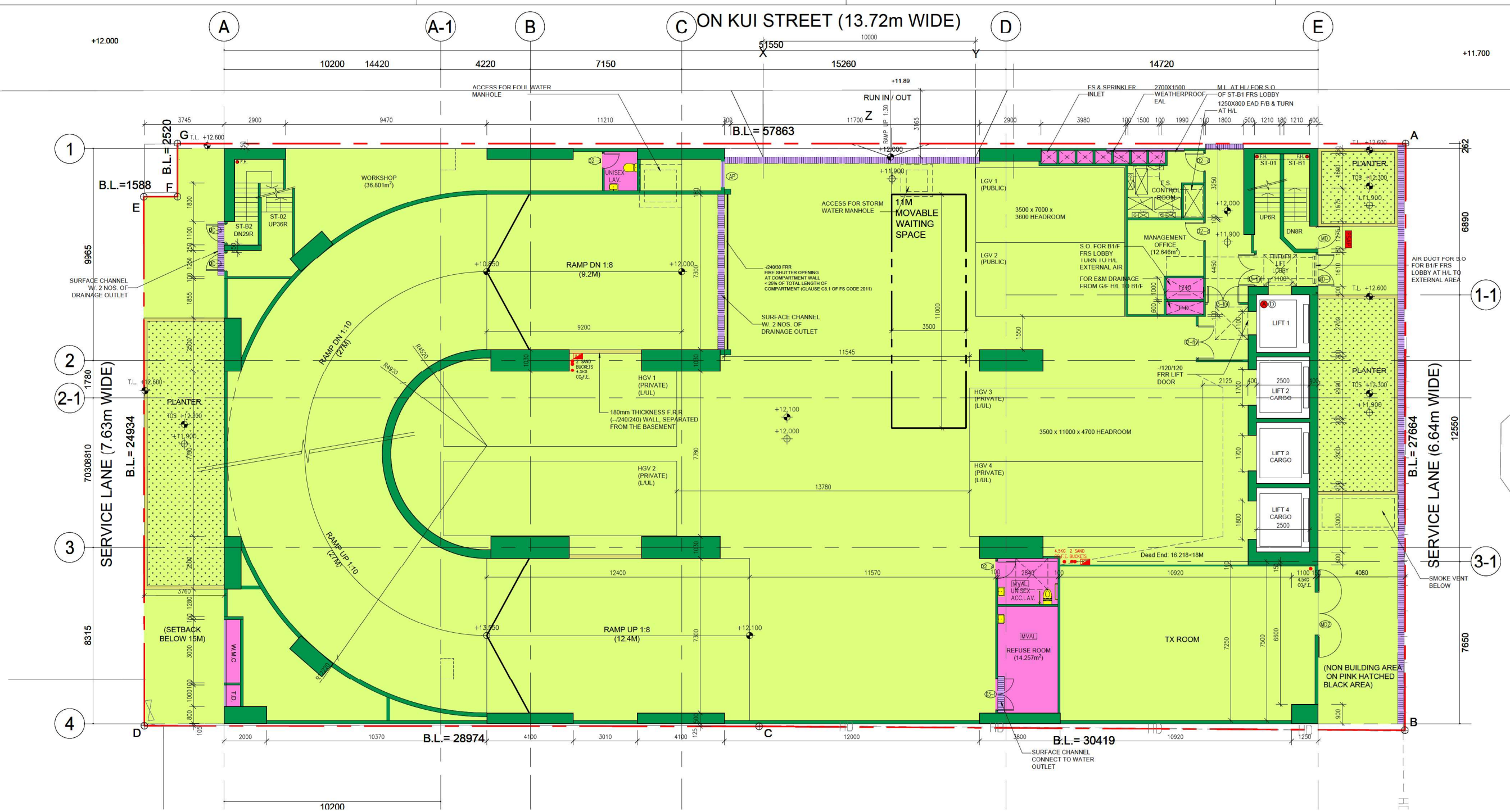
PROJECT
Proposed Redevelopment of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE
BASEMENT 1 FLOOR PLAN

SCALE	1:100	DATE	JUN23	PROJECT NO.	
DRAWN	LCYT	DESIGNED	TL	DRAWING NO.	REV
CHECKED	CCW	APPROVED	TL	AG–01–01	–

- CTB/628 -

J684



1 GROUND FLOOR PLAN
1:100 @A1

CAR PARKING SCHEDULE AT G/F

HGV L/UL (PRIVATE)	4
LGV PARKING (PUBLIC)	2

G/F Compartment Area Calculation

ADD

Cb1	Car Park	=	631.940 sq.m.

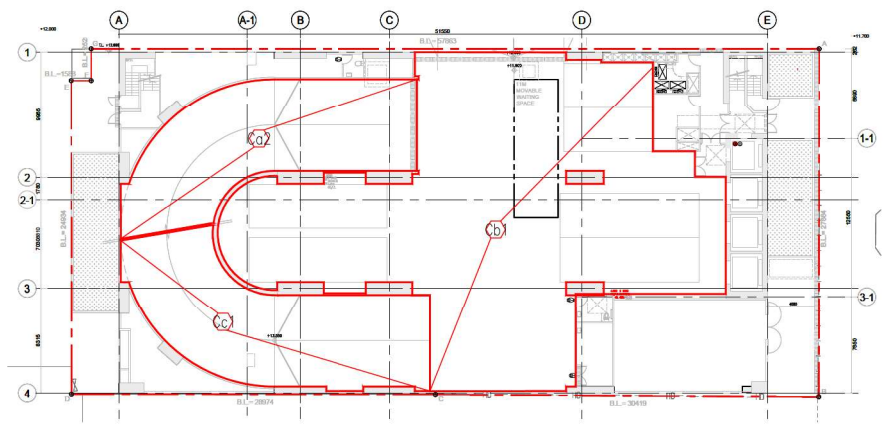
DEDUCT

d1	structure	=	3.090 sq.m.
d2	structure	=	3.090 sq.m.
	Total	=	625.7600 sq.m.

G/F Ramp (G/F to 1/F) Compartment Area Calculation

ADD

Cc1	Ramp to 1/F	=	191.141 sq.m.
Cc2	Ramp to 1/F	=	194.827 sq.m.
	Total	=	385.968 sq.m.



2 GROUND FLOOR COMPARTMENT DIAGRAM
1:300 @A1

BD REF : 2/9051/22
FSD REF : —

REVISION	DESCRIPTION	DRAWN	DATE	APPROVED
–	FIRST SUBMISSION	LCYT	JUN23	TL

ORIGINATOR
AGC DESIGN LTD
architecture urban design interior
1801, 18/F., Olympic Plaza, 255 King's Road, North Point, Hong Kong
Tel: (852)22197186, Fax: (852)22197133, Email: agc@agcdesign.com.hk

PROJECT
Proposed Redevelopment of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE
GROUND FLOOR PLAN

SCALE	1:100	DATE	JUN 23	PROJECT NO.	J684
DRAWN	LCYT	DESIGNED	TL	DRAWING NO.	AG–01–02
CHECKED	CCW	APPROVED	TL		REV

V:\J684 Fanling\DWG\ARCH\AG-01-02.dwg

DD REF
- CTB/629 -



SOUTH EAST ELEVATION

BD REF : 2/9051/22

FSD REF : –

REVISION	DESCRIPTION	DRAWN	DATE	APPROVED
–	FIRST_SUBMISSION	LCYT	JUN23	TL

ORIGINATOR

AGC DESIGN LTD
architecture urban design interior

1601, 16/F., Olympia Plaza, 255 King's Road, North Point, Hong Kong
Tel: (852)22197188, Fax: (852)22197133, Email: agc@agcdesign.com.hk

PROJECT

Proposed Redevelopment of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

SOUTH EAST ELEVATION

SCALE	1:200	DATE	JUN 23	PROJECT NO.	J684
DRAWN	LCYT	DESIGNED	TL	DRAWING NO.	AG–02–03
CHECKED	CCW	APPROVED	TL		REV –

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- CTB/630 -

Appendix B2

EMERGENCY TREE FELLING OF T15 & T25

Oriental Landscapes Limited
東方綠化有限公司

Letter Ref. : GS20220715-2
Job Ref. : HKA-M-01087-LAN

15 July 2022

Tel: 852-2675 1511
(By Hand)

District Lands Office, North
Lands Administration Office
Lands Department
6th/F, North District Government Offices,
3 Pik Fung Road,
Fanling, New Territories

Attn. : **Ms. Pang Wai Shan, Catherine**

Dear Madam,

Re : Proposed Development in FSSTL 245 at On Kui Street Fanling, New Territories
- Emergency Tree Felling of T15 & T25

We, **Oriental Landscapes Limited**, have been commissioned by **Ample Skill Limited**, to prepare an Emergency Tree Felling Report for 2 nos. existing trees (T15 & T25) which seriously leaning and then nearly collapsed after inclement weather and typhoon Chaba (Caloy) on 1st and 2nd July 2022.

A site inspection was conducted on 4th July 2022 and confirmed that no remedial actions can be taken for the rehabilitation of the tree. As the tree was found to collapse towards the public pedestrian pathway at On Kui Street, emergency removal of the tree was recommended for the sake of public safety, the removal of the tree was completed on 9th July 2022. Photographic record and compensatory tree planting proposal are included in the emergency tree felling application report for ease of reference.

Should you have any further queries, please contact Mr. Stephen Lai on 6083 2176 for further information.

Thank you for your attention.

Yours faithfully,
For and on behalf of
SLSL

Stephen Lai
Director
SL/NN/jl

Encl.
cc. Landscape Advisory Team, LandsD - Mr. Tak Wong (w/ encl.)
Ample Skill Limited - Mr. Arthur Chan (By Email)
AGC Design Limited - Mr. Nicky Wong (By Email)

Oriental Landscapes Limited

東方綠化有限公司

Proposed Development in FSSTL 245 at On Kui Street Fanling, New Territories

Emergency Tree Felling Report for Hazardous Trees T15 & T25

Report Prepared by

Yuk-Hei Ho

ISA Certified Arborist HK-1543A

ISA Tree Risk Assessment Qualified

For and On Behalf of

Oriental Landscape Ltd.

Date: 13th July 2022

Unit B, 3/F, Cityplaza 2,

18 Taikoo Shing Road, Taikoo Shing,

Island East, Hong Kong

Tel: 2844 8667 Fax: 2886 0826

RE: Emergency Tree Felling Report for Hazardous Trees T15 & T25

1. We have been commissioned by Ample Skill Limited, to prepare an Emergency Tree Felling Report for 2 nos. existing trees (T15 & T25) which seriously leaning and then nearly collapsed after inclement weather and typhoon Chaba (Caloy) on 1st and 2nd July 2022. A site inspection was conducted on 4th July 2022 and the removal of the tree was completed on 9th July 2022. The report serves to record the incident and the remediation works completed on site.

2. Tree schedule of Hazardous Trees T15 & T25:

Tree ID Number	Tree Species (Botanical Name)	Tree Species (Chinese Name)	DBH (mm)	Height (m)	Tree Crown (m)	Requested Action	Remarks
T15	*Macaranga tanarius Var tomentosa*	血桐	345	5	5	Emergency removal is required for safety	Serious leaning and nearly Collapsed
T25	*Dead Tree*	枯死樹木	150	3	3	Emergency removal is required for safety	Serious leaning and nearly Collapsed

Total no. of trees: 2nos.
2 No. of trees required to be emergency removed

Findings for Damaged or Collapsed Trees:

Recent Date of Tree Survey: 13 June 2022
Typhoon Chaba (Caloy) Date: 1-2 July 2022
Date of Inspection: 4th July 2022

Cause: Due to Typhoon Chaba (Caloy) on 1st and 2nd July 2022, inclement weather such as heavy raining and gust wind might cause soil loss or impaired the stability of the tree. The tree was found to collapsed towards the public pedestrian pathway at On Kui Street, emergency removal of the tree is recommended by the Landscape Consultant and Landscape Contractor.

T15 - Before Typhoon Chaba (Caloy) (Date of Tree Survey: 13 June 2022)



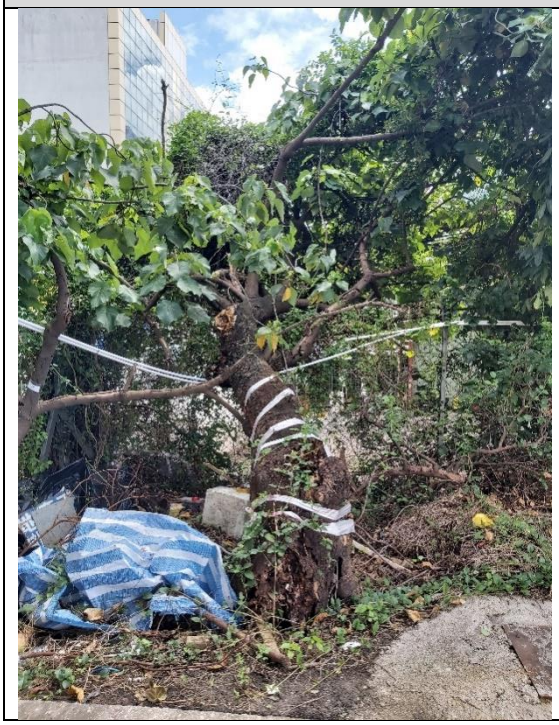




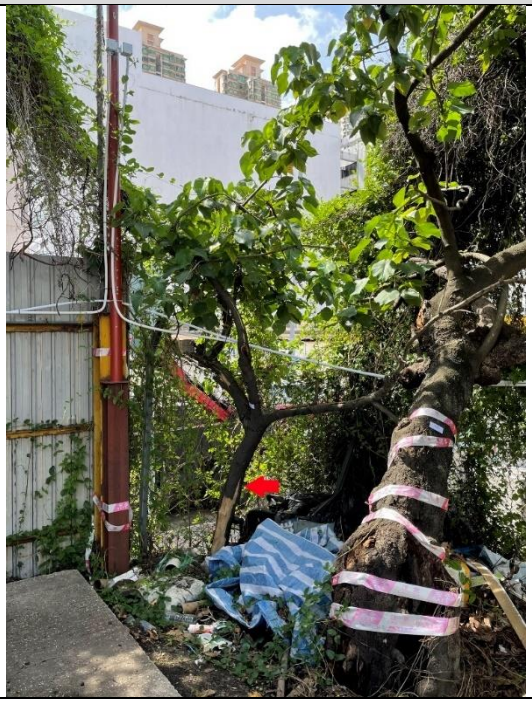
Tree Condition of T15 before Typhoon Chaba (Caloy)

Leaning, heavily vined, cavity with decay at root crown, dead branches, wound on main trunk, root restricted by pavement

T15 - After Typhoon Chaba (Caloy) (Date of Inspection: 4 July 2022)





	Tree Condition of T15 after Typhoon Chaba (Caloy) Leaning becomes more serious and nearly collapsed, heavily vined, cavity with decay at root crown, dead branches, wound on main trunk, root restricted by pavement
T25 - Before Typhoon Chaba (Caloy) (Date of Tree Survey: 13 June 2022)	
	

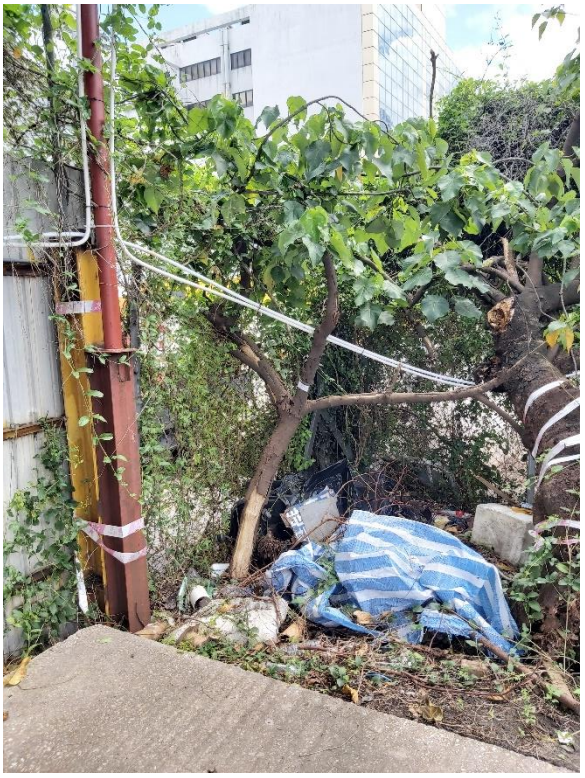
	Tree Condition of T25 before Typhoon Chaba (Caloy) It is a dead tree and leaning
T25 - After Typhoon Chaba (Caloy) (Date of Inspection: 4 July 2022)	
	Tree Condition of T25 after Typhoon Chaba (Caloy) It is a dead tree and leaning becomes more serious and nearly collapsed

Removal of Hazardous Trees T15 & T25:

Date of Removal of Hazard Trees T15 & T25: 9 July 2022

Hazardous trees T15 and T25 were emergency removed from the site in consideration of potential risk of public safety as these 2 nos. of hazard trees are closed to the public pedestrian pathway at On Kui Street. Below photographic records indicate the sequence of tree removal works.













Compensatory Tree Planting Proposal for Hazardous Tree T15 & T25

Since the collapse of Hazardous tree T15 & T25 poses a safety concern to the public and require immediate removal. The tree is proposed to be removed for the sake of safety consideration.

Since the trees are proposed to be removed due to the emergency basis, according to LAO PN 2/2020, compensatory tree planting proposal is suggested to restore the original green coverage in the area. In order to compensate the greenery loss for the environment (495mm accumulated DBH Loss), a proposal of min. 2 nos. of heavy standard trees as Tree Compensation is proposed. Minimum 1200mm soil depth and proper drainage could be allowed for compensatory trees.

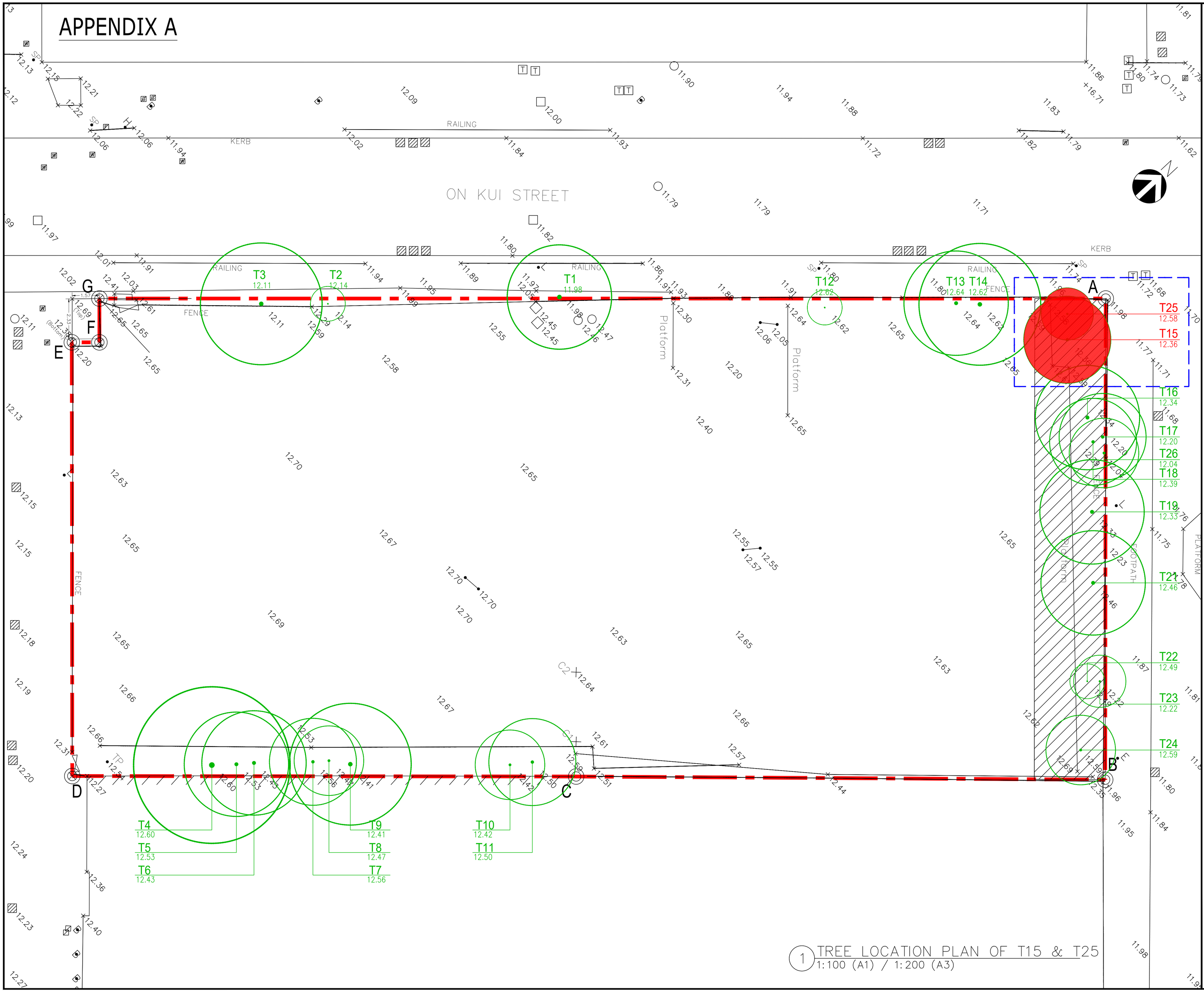
As per on-going development for this project site, a formal Tree Preservation and Removal Proposal (TPRP) will be submitted once the General Building Plan is submitted. This emergency Tree Felling Report of T15 T T25 will be incorporated into the TPRP. Thus, detailed compensatory tree proposal will be reflected in coming TPRP.

The following table summarizes the overall proposal for the emergency felled tree withing the boundary of the proposed development:

Location	No. of Trees Involved	No. of Trees to be Retained	No. of Trees to be transplanted	No. of Trees to be Emergency Felled	No. of Compensatory Trees to be Provided
Within Lot	2	0	0	2	2

Appendix A – Tree location Plan of Hazardous Trees T15 & T25 (Dwg. No. TS_001)
Appendix B – Inclement Weather and Typhoon Chaba (Caloy) Record

APPENDIX A



1 TREE LOCATION PLAN OF T15 & T25
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose

LEGEND

- LOT BOUNDARY
- XX.XX EXISTING LEVEL
- Txx TREE NUMBER
- Txx EXISTING TREE
- Txx HAZARDOUS TREES (T25 & T25) TREE REMOVAL ON 9 July 2022
- PINK HATCHED BLACK AREA

Drawing Purposes

GOVERNMENT SUBMISSION

- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers
- Do not take measurements directly from this drawing.
- Check and verify all dimensions on site.

Developer

AMPLE SKILL LIMITED

Project

PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title

TREE LOCATION PLAN OF HAZARDOUS TREES T15 & T25

Job No.	Drawing No.	Revision No.
HKA-01087	TS_001	-
Scale	**Date**	**CAD Ref.**
AS	JUN 2022	TS_001
Drawn	**Checked**	**Approved**
NN	SL	SL

Authorized Person - Architect

AGC DESIGN LTD
architecture urban design interior

Consultant Logo

Oriental Landscapes Limited
東方綠化有限公司

Appendix B

Inclement Weather and Typhoon Chaba (Caloy) Record extracted from Hong Kong Observatory

Low Pressure Area (Former CHABA)

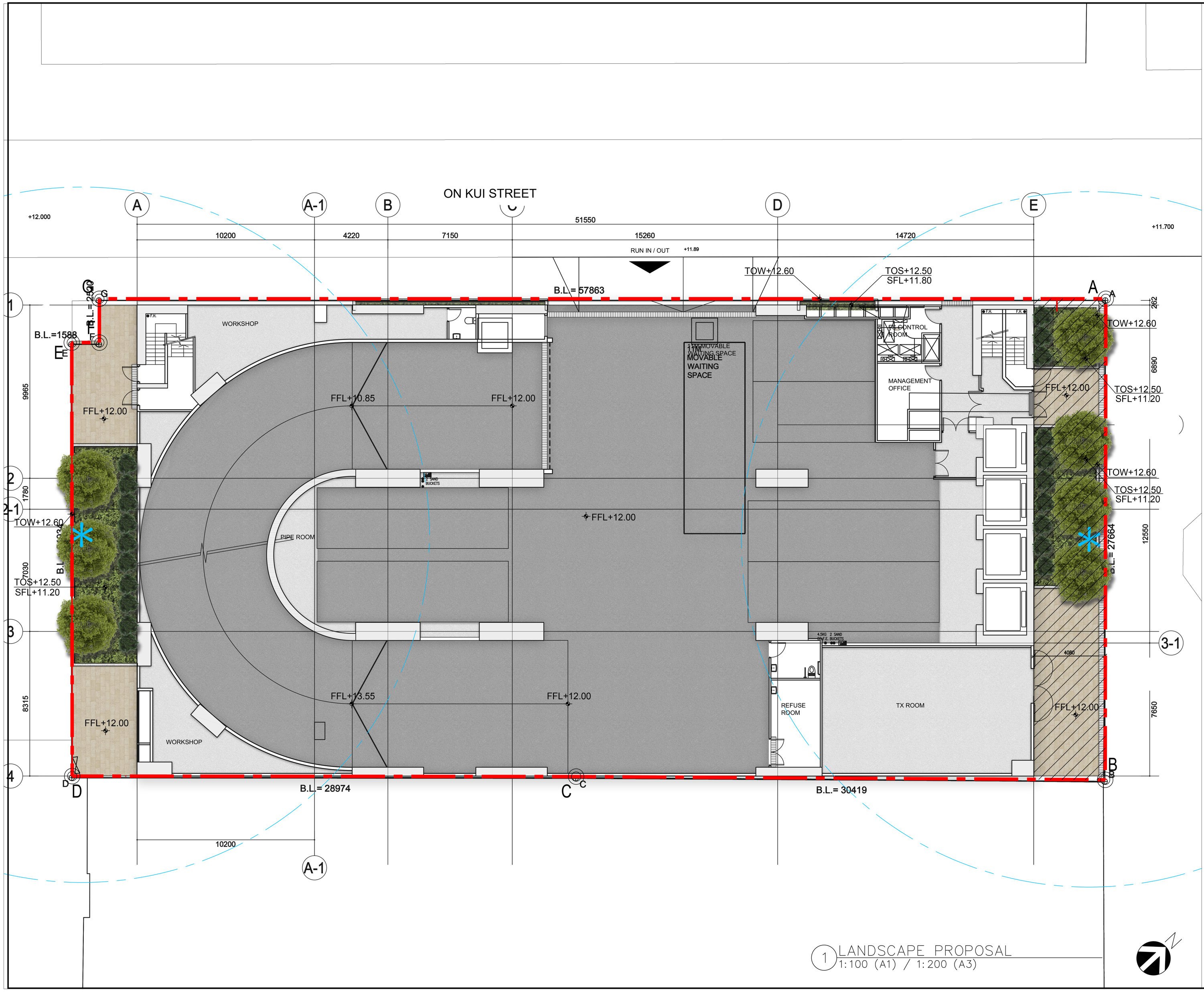
at 20:00 HKT 03 July 2022

Track Probability Forecast | Geographic Information System (GIS) version

Date time	Position		Classification	Maximum sustained wind near centre
20:00 HKT 03 July 2022	25.2 N	110.6 E	Low Pressure Area	40 km/h
17:00 HKT 03 July 2022	24.7 N	110.6 E	Tropical Depression	55 km/h
14:00 HKT 03 July 2022	24.2 N	110.5 E	Tropical Storm	65 km/h
11:00 HKT 03 July 2022	23.7 N	110.5 E	Tropical Storm	75 km/h
08:00 HKT 03 July 2022	23.3 N	110.5 E	Tropical Storm	75 km/h
05:00 HKT 03 July 2022	22.7 N	110.5 E	Tropical Storm	75 km/h
02:00 HKT 03 July 2022	22.4 N	110.6 E	Tropical Storm	85 km/h
23:00 HKT 02 July 2022	22.2 N	110.7 E	Severe Tropical Storm	90 km/h
20:00 HKT 02 July 2022	21.8 N	110.7 E	Severe Tropical Storm	105 km/h
17:00 HKT 02 July 2022	21.6 N	111.0 E	Severe Tropical Storm	110 km/h
14:00 HKT 02 July 2022	21.3 N	111.2 E	Typhoon	120 km/h
11:00 HKT 02 July 2022	21.0 N	111.5 E	Typhoon	120 km/h
08:00 HKT 02 July 2022	20.4 N	111.8 E	Typhoon	120 km/h
05:00 HKT 02 July 2022	20.3 N	111.9 E	Severe Tropical Storm	110 km/h
02:00 HKT 02 July 2022	20.1 N	112.1 E	Severe Tropical Storm	110 km/h
23:00 HKT 01 July 2022	19.6 N	112.6 E	Severe Tropical Storm	110 km/h
20:00 HKT 01 July 2022	19.3 N	112.7 E	Severe Tropical Storm	110 km/h
17:00 HKT 01 July 2022	19.2 N	112.9 E	Severe Tropical Storm	110 km/h
14:00 HKT 01 July 2022	19.0 N	113.2 E	Severe Tropical Storm	110 km/h
11:00 HKT 01 July 2022	18.4 N	113.8 E	Severe Tropical Storm	105 km/h
08:00 HKT 01 July 2022	18.1 N	114.3 E	Severe Tropical Storm	105 km/h
05:00 HKT 01 July 2022	17.6 N	114.6 E	Severe Tropical Storm	90 km/h
02:00 HKT 01 July 2022	17.4 N	114.7 E	Severe Tropical Storm	90 km/h
23:00 HKT 30 June 2022	17.2 N	115.0 E	Tropical Storm	85 km/h
20:00 HKT 30 June 2022	16.9 N	115.1 E	Tropical Storm	85 km/h
17:00 HKT 30 June 2022	16.5 N	115.3 E	Tropical Storm	75 km/h
14:00 HKT 30 June 2022	16.2 N	115.2 E	Tropical Storm	65 km/h
11:00 HKT 30 June 2022	15.8 N	115.1 E	Tropical Storm	65 km/h
08:00 HKT 30 June 2022	15.6 N	115.1 E	Tropical Depression	55 km/h
05:00 HKT 30 June 2022	15.6 N	115.0 E	Tropical Depression	55 km/h
02:00 HKT 30 June 2022	15.7 N	115.5 E	Tropical Depression	55 km/h
23:00 HKT 29 June 2022	15.9 N	115.9 E	Tropical Depression	45 km/h
20:00 HKT 29 June 2022	15.9 N	116.2 E	Tropical Depression	45 km/h
17:00 HKT 29 June 2022	15.6 N	116.2 E	Tropical Depression	45 km/h
14:00 HKT 29 June 2022	15.3 N	116.2 E	Tropical Depression	45 km/h
11:00 HKT 29 June 2022	15.1 N	116.2 E	Tropical Depression	45 km/h

Appendix B3

LANDSCAPE PROPOSAL (FOR INFORMATION ONLY) (DWG NO. LP_001)



1 LANDSCAPE PROPOSAL
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose
A	2 AUG 23	RE-SUBMISSION	GENERAL REVISION

LEGEND

- LOT BOUNDARY
- +XX.XX PROPOSED LEVEL
- COMPENSATORY TREES
- WATER POINT (20M RADIUS)
- PLANTING AREA
- PAVING
- PINK HATCHED BLACK AREA

BD Reference: 2/9051/22

Dwg No.: AG-01-02 (GROUND FLOOR PLAN)
SUBMITTED ON 05 JUL 2023

Drawing Purposes

GOVERNMENT SUBMISSION

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Project
PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title
LANDSCAPE PROPOSAL

Job No.	Drawing No.	Revision No.
HKA-01087	LP_001	A
Scale	Date	CAD Ref.
AS	NOV 2022	LP_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

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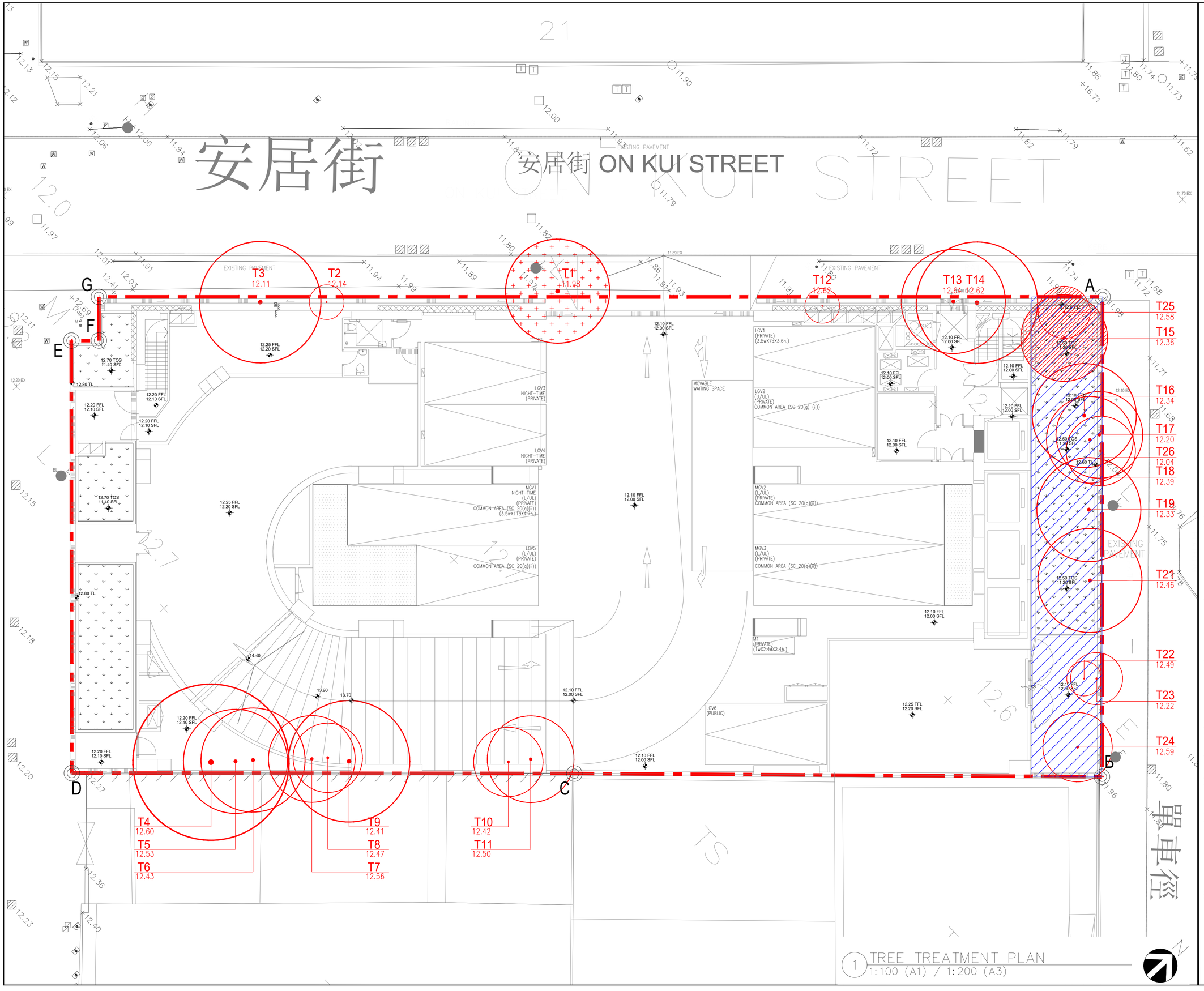
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- CTB/643 -

Appendix 5

Landscape Proposal and Tree Treatment Plan



1 TREE TREATMENT PLAN
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose

LEGEND

- S.16 PANNING APPLICATION BOUNDARY
- XX.XX — EXISTING LEVEL
- XX.XX — PROPOSED LEVEL
- Txx — EXISTING TREE TO BE FELLED APPROVED BY LANDSD (WITHIN GREEN AREA) TREE NUMBER (T1)
- Txx — EXISTING TREE TO BE FELLED APPROVED BY LANDSD TREE CODE
- Txx — EMERGENCY TREE FELLING SUBMISSION TO DLO DATED ON 15 JULY 2022 TREE NUMBER (T15 & T25)
- PROPOSED PLANTER AREA
- NON-BUILDING AREA

Drawing Purposes

S.16 PLANNING APPLICATION

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Project

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT SHEUNG SHUI TOWN LOT NO.245, ON KUI STREET, FANLNG

Drawing Title

TREE TREATMENT PLAN (FOR INFORMATION ONLY)

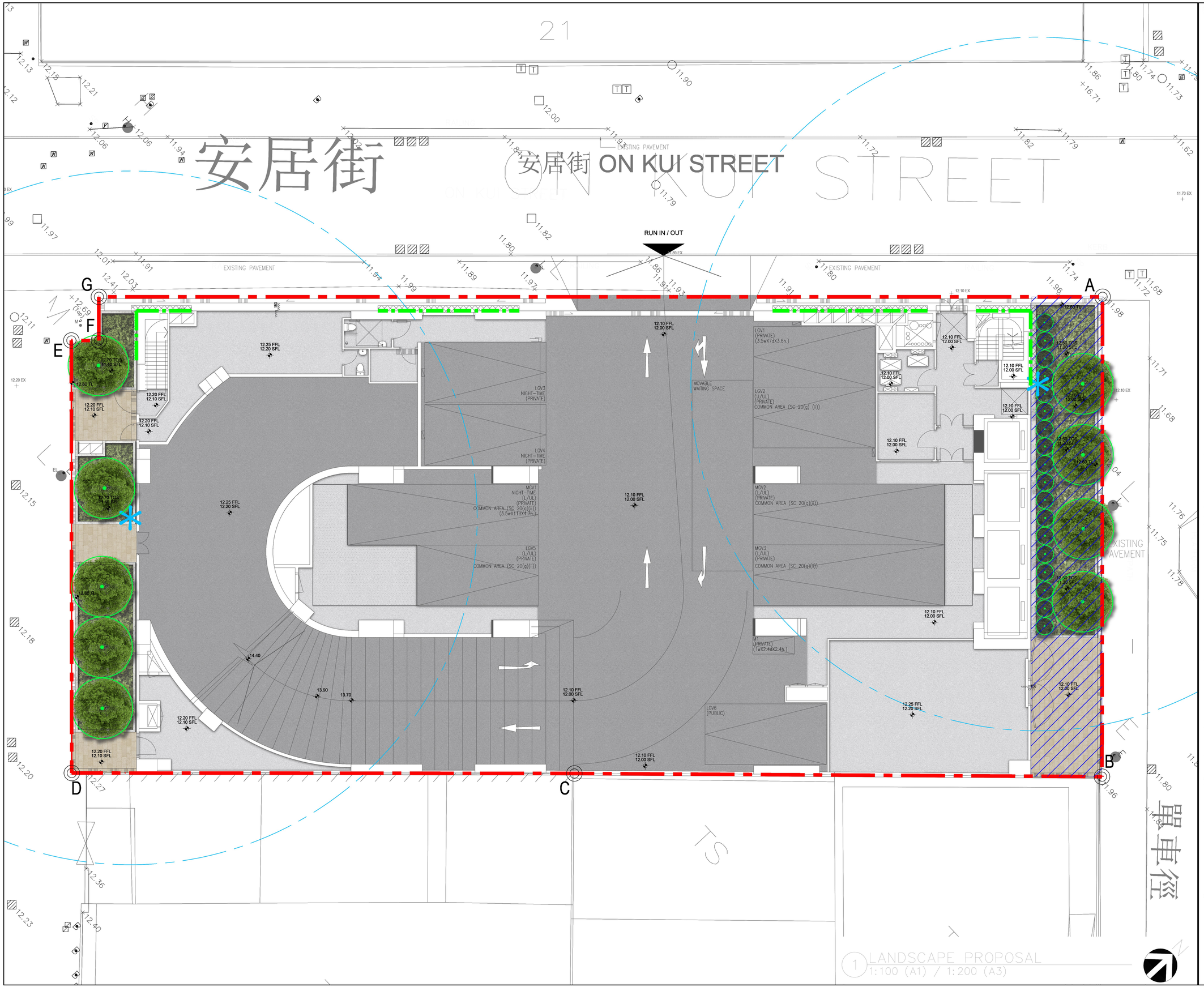
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HKA-01087	TT_001	-
Scale	Date	CAD Ref.
AS	AUG 2026	TT_001
Drawn	Checked	Approved
LL	SL	SL

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1 LANDSCAPE PROPOSAL
1:100 (A1) / 1:200 (A3)

Rev.	Date	Amendment	Purpose

LEGEND

- S.16 PANNING APPLICATION BOUNDARY
- XX.XX PROPOSED LEVEL
- PROPOSED NEW TREE
- WATER POINT (20M RADIUS)
- PROPOSED VEHICLE ACCESS & PARKING
- PROPOSED OUTDOOR PAVING
- PROPOSED PLANTER AREA
- NON-BUILDING AREA
- PROPOSED VERTICAL GREEN

Drawing Purposes

S.16 PLANNING APPLICATION

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PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT SHEUNG SHUI TOWN LOT NO.245, ON KUI STREET, FANLNG

Drawing Title

LANDSCAPE PROPOSAL

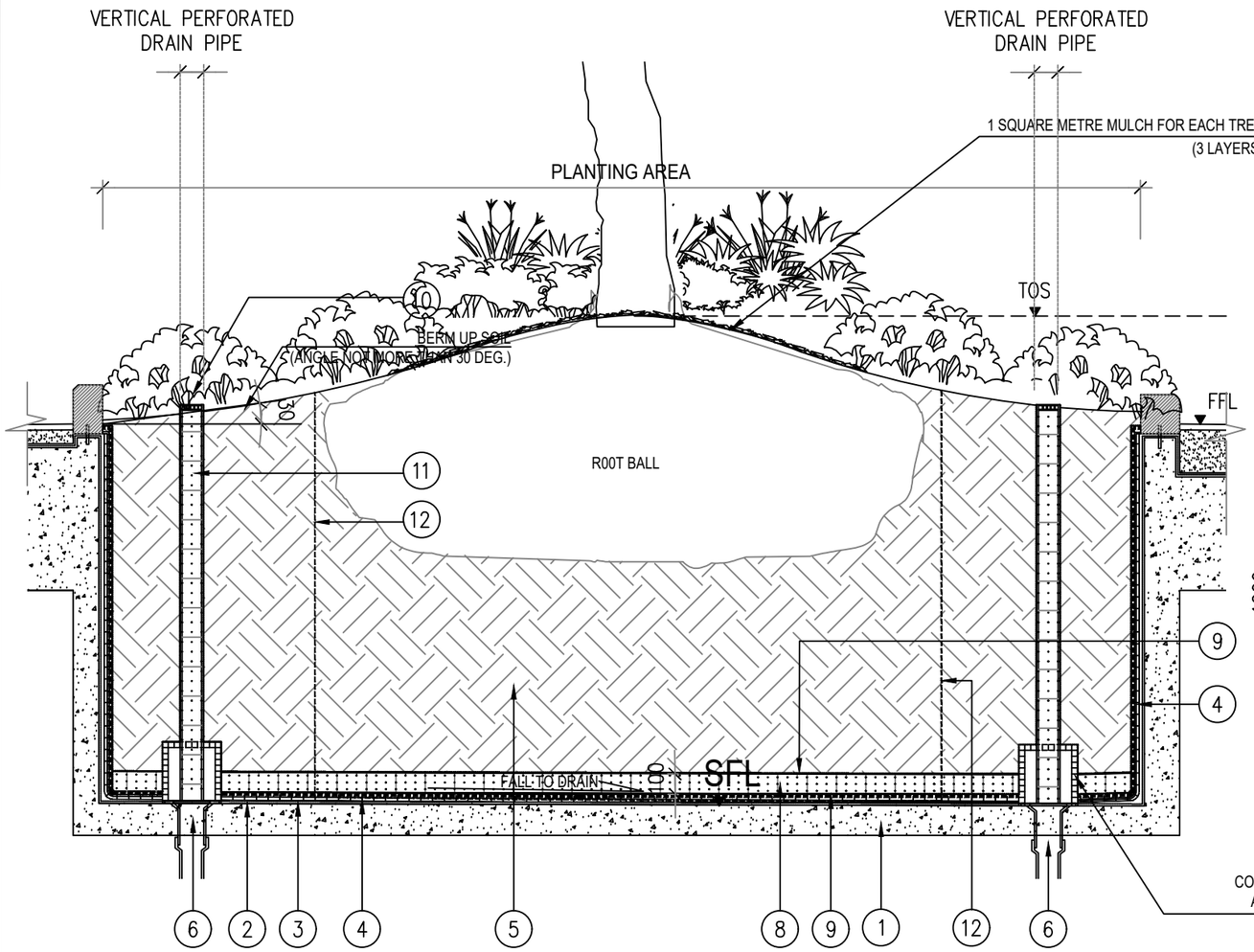
Job No.	Drawing No.	Revision No.
HKA-01087	LP_001	A
Scale	Date	CAD Ref.
AS	AUG 2026	LP_001
Drawn	Checked	Approved
LL	SL	SL

Authorized Person - Architect

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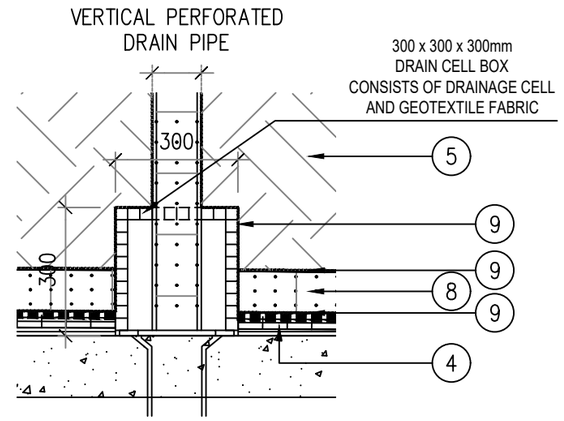
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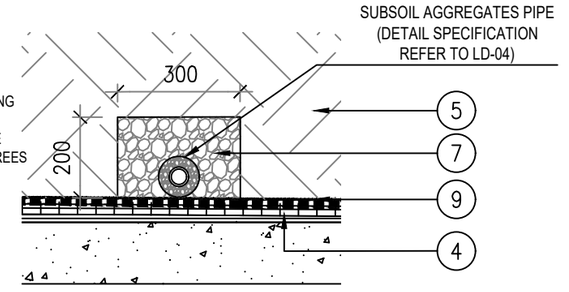
A | TYP PLANTER SECTION (ON STRUCTURE)

SCALE 1:30



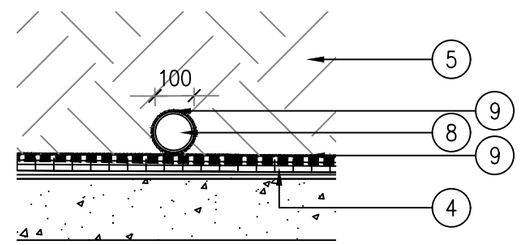
B | DRAINAGE CELL BOX DETAIL

SCALE 1:15



C | SUBSOIL DRAIN DETAIL (LAWN ONLY)

SCALE 1:15



D | SUBSOIL DRAIN DETAIL (ALL PLANTER EXCEPT LAWN)

SCALE 1:15

REMARKS:

- MIN. 1200mm CLEAR PLANTING SOIL (EXCLUDING DRAINAGE LAYER) TO BE BACKFILL AT THE PLANTING AREA FOR ALL TREES
- LOCATION OF DRAIN POINTS REFER TO BUILDING SERVICES DRAWINGS

STRUCTURAL CODE

1. STRUCTURAL SLAB (BY BUILDING CONTRACTOR)
2. WATERPROOFING LAYER. REFER TO ARCHITECT'S DETAIL DIMENSION AND SPECIFICATION (BY BUILDING CONTRACTOR)
3. MIN 20MM THK MORTAR BASE (BY BUILDING CONTRACTOR)
4. 30MM THK PROPRIETARY HDPE DRAINAGE CELL & FILTER LAYER SYSTEM (RAINSMART OR APPROVED EQUAL) (BY SOFT LANDSCAPE CONTRACTOR)
5. PLANTING SOIL MIXTURE (BY SOFT LANDSCAPE CONTRACTOR)
6. DRAIN PIPE AS PER ENGINEERS SPECS (BY BUILDING CONTRACTOR)
7. 300MM (W) x 200MM (THK) 20-30MM Ø PELLETS LIGHTWEIGHT EXPANDED AGGREGATES (LECA) ALONG SUBSOIL AGGREGATES PIPE (BY SOFT LANDSCAPE CONTRACTOR)
8. 100MM Ø POLYSTYRENE PERFORATED SUBSOIL DRAIN PIPE (BY SOFT LANDSCAPE CONTRACTOR)
9. GEOTEXTILE FABRIC LAYER (BY SOFT LANDSCAPE CONTRACTOR)
10. MIN. 100MM Ø PVC STRAINER (THREADED, REMOVABLE) (BY SOFT LANDSCAPE CONTRACTOR)
11. MIN. 100MM Ø POLYSTYRENE PERFORATED DRAIN PIPE WRAPPED BY GEOTEXTILE
12. PROPRIETARY ROOT BARRIER SYSTEM AREA REFER TO DRAWING NO. LPP-01 (BY SOFT LANDSCAPE CONTRACTOR)

Rev.	Date	Amendment	Purpose

Drawing Purposes
GOVERNMENT SUBMISSION

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Project
PROPOSED DEVELOPMENT AT FANLING SHEUNG SHUI TOWN LOT NO.245

Drawing Title
TYPICAL PLANTER DETAIL

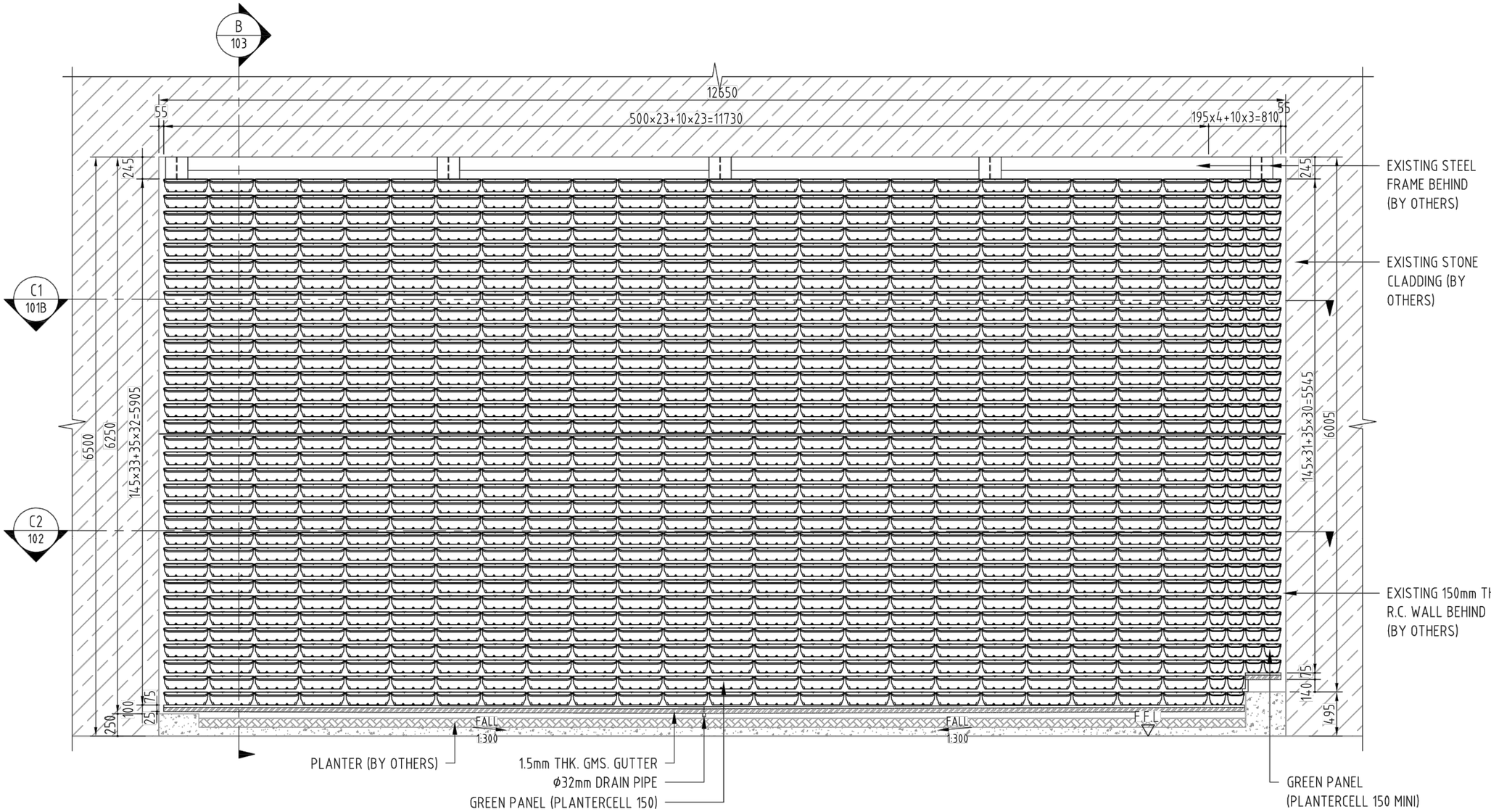
Job No.	Drawing No.	Revision No.
01087-LAN	LD_01	-
Scale	**Date**	**CAD Ref.**
AS(A3)	DEC 2022	LD_01.DWG
Drawn	**Checked**	**Approved**
LL	SL	SL

Authorized Person - Architect

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GREEN WALL - ELEVATION (VIEW A)

(SCALE 1:50)

Rev.	Date	Amendment	Purpose

Drawing Purposes

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Drawing Title

TYPICAL VERTICAL GREEN DETAIL 01

Job No.	Drawing No.	Revision No.
01087-LAN	LD_03.0	-
Scale	Date	CAD Ref.
AS(A3)	AUG 2026	LD_03
Drawn	Checked	Approved
LL	SL	SL

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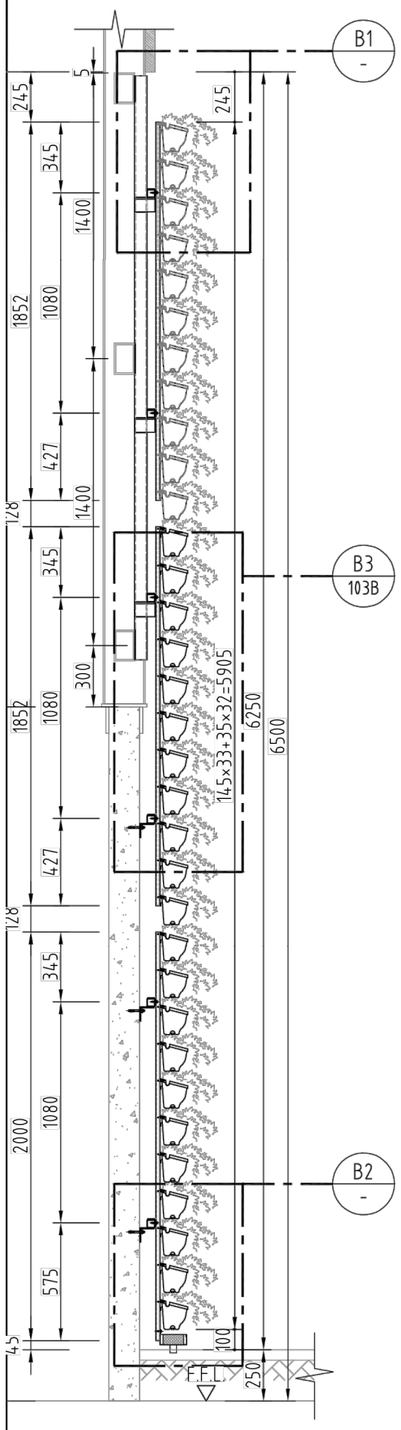
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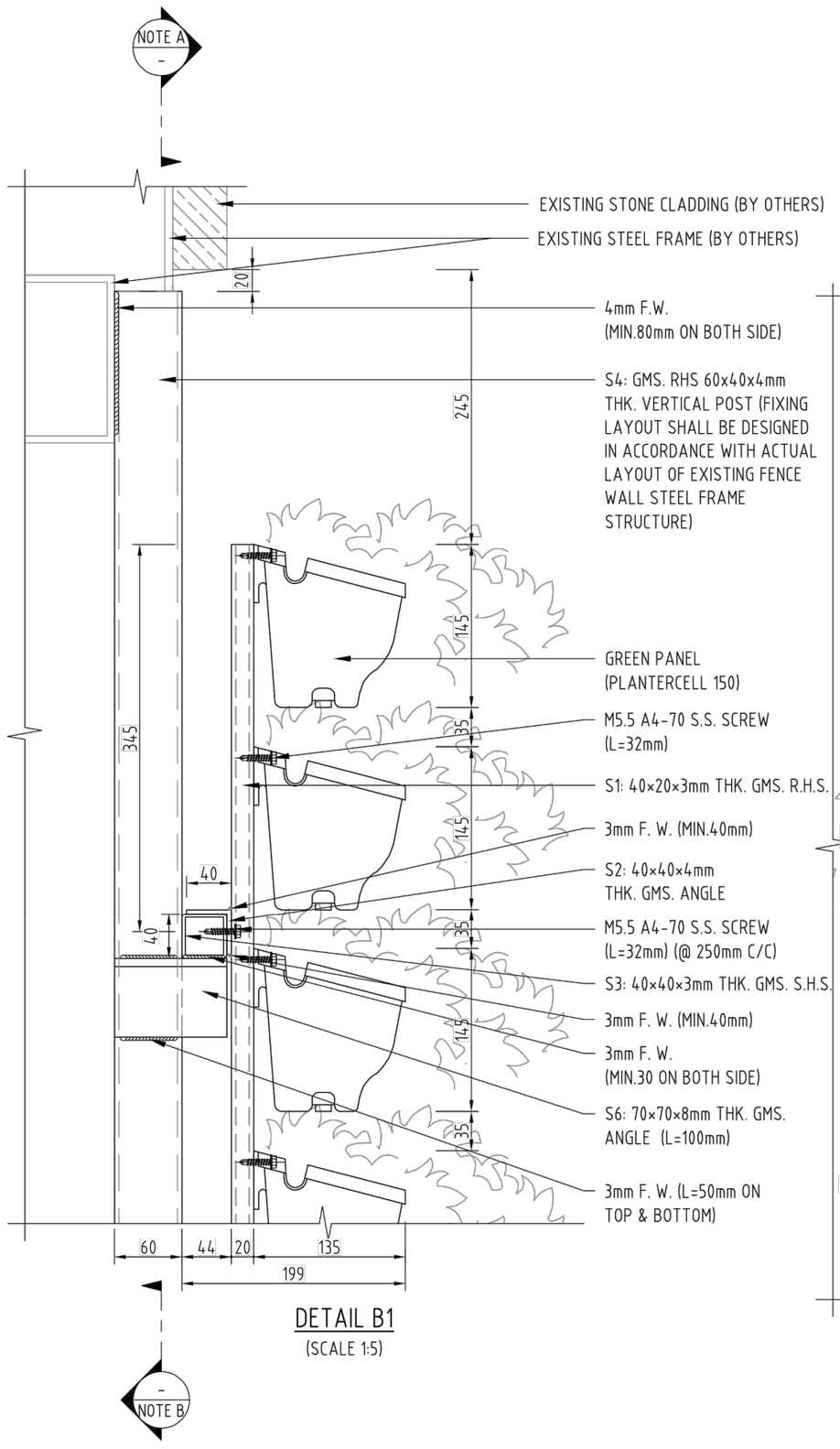
NOTES

NOTE A – G.M.S. STEEL SUBFRAME SYSTEM & FASTENER SHALL BE PART OF THE VERTICAL GREEN WALL PROPRIETARY PRODUCTS

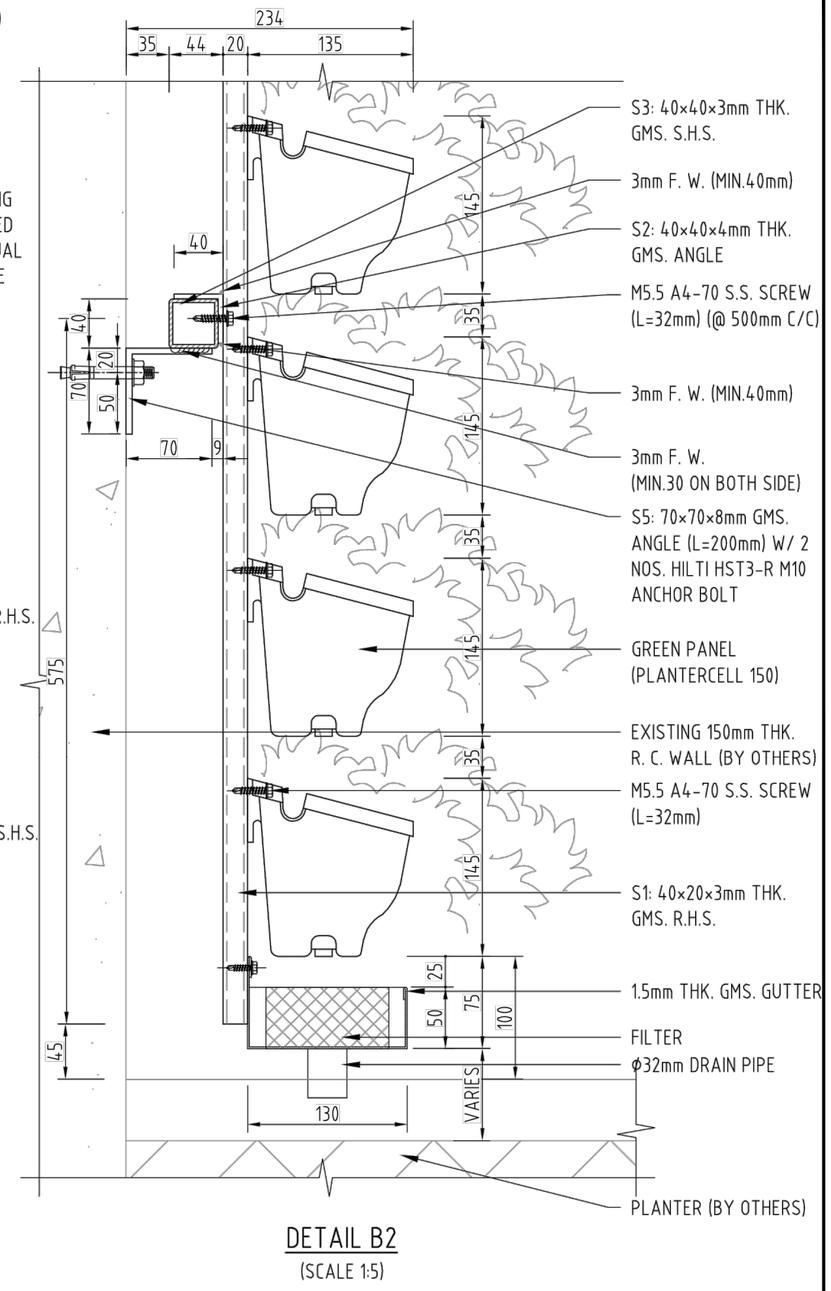
NOTE B – G.M.S. STEEL TRANSFER POST SHALL BE DESIGNED IN FITTING WITH EXISTING FENCE WALL STEEL FRAME CONSTRUCTED BY UC203x203x52kg/m & RHS 150x100x6.352kg/m. THE AS-BUILD LAYOUT SHALL REFER TO SITE MEASUREMENT.



SECTION B-B
(SCALE 1:30)



DETAIL B1
(SCALE 1:5)



DETAIL B2
(SCALE 1:5)

Rev.	Date	Amendment	Purpose

Drawing Purposes

S.16 PLANNING APPLICATION

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PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT SHEUNG SHUI TOWN LOT NO.245, ON KUI STREET, FANLNG

Drawing Title

TYPICAL VERTICAL GREEN DETAIL 02

Job No.	Drawing No.	Revision No.
01087-LAN	LD_03.1	-
Scale	**Date**	**CAD Ref.**
AS(A3)	AUG 2026	LD_03
Drawn	**Checked**	**Approved**
LL	SL	SL

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中文名稱: 九里香

學名: *Murraya exotica L.*



中文名稱: 米仔蘭 (珠蘭,樹蘭,米蘭)

學名: *Aglaia odorata Lour.*



中文名稱: 大葉灑金榕

學名: *Codiaeum variegatum Bl.*



中文名稱: 灑金變葉木/星點灑金榕

學名: *Dracaena surculosa Lindl. cv. 'Aucubaefolium'*



中文名稱: 紅櫸木

學名: *Loropetalum chinense var. Rubrum Yieh*



中文名稱: 黑金剛

學名: *Ficus elastica*



中文名稱: 灰莉 學名: *Fagraea ceilanica*



中文名稱: 白嬋 學名: *Gardenia*



中文名稱: 金八葉 / 黃金鵝掌藤

學名: *Schefflera arboricola 'Gold Capella'*



中文名稱: 青八葉 / 鵝掌藤

學名: *Schefflera arboricola*



中文名稱: 花八葉 / 花葉鵝掌藤

學名: *Schefflera arboricola 'Variegata'*



中文名稱: 花葉連翹

學名: *Duranta repens'Variegata'*



中文名稱: 金連翹

學名: *Duranta repens Linn*



中文名稱: 金葉連翹

學名: *Duranta repens Golden Leaves*

Rev. Date Amendment Purpose

Drawing Purposes

S.16 PLANNING APPLICATION

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Project

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT SHEUNG SHUI TOWN LOT NO.245, ON KUI STREET, FANLNG

Drawing Title

VERTICAL GREEN PROPOSED PLANT LIST

Job No.	Drawing No.	Revision No.
01087-LAN	LD_03.2	-
Scale	Date	CAD Ref.
AS(A3)	AUG 2026	LD_03
Drawn	Checked	Approved
LL	SL	SL

Authorized Person - Architect

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Appendix 6

Response-to-Comment Tables

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park
Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling
(Section 16 Planning Application No. A/FSS/306)

- Further Information No. 1 -

Items	Comments	Responses
1	**Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 22 July 2026 (Contact Person: Mr. CHENG Chi Chiu, David, Tel: 3168 4046)**	
1.1	**General Comments** The application seeks minor relaxation of building height restriction from 65m to 77.25m (excluding basement) to facilitate the implementation of the aboveground carpark. Notwithstanding, it appears that the application may not be solely for relocating the basement carpark with 5m floor-to-floor (f-t-f) height aboveground, but also involves (i) increasing the f-t-f height of the relocated floor by 0.9m; (ii) increasing the f-t-f height of a PVP floor from 4m to 4.8m; (iii) providing an additional floor for industrial use and PVP with a height of 5.35m; and (iv) adding 0.2m to the topmost industrial use floor, resulting in an additional 7.25m in height, which accounts for about 60% of the total relaxation sought. It is also observed that there may be available floor area to accommodate parking spaces (e.g. 1st floor), rather than providing an additional floor to accommodate PVP. In this regard, these additional height relaxations shall be well justified. According to the planning statement, additional building setback and abundant and high-quality greenery will be provided as planning and design merits. The applicant shall clarify how these can be regarded as additional planning and design merits when compared with the approved General Building Plan (GBP) Scheme. If such features have already been incorporated under the approved GBP Scheme, the applicant may wish to explore/clarify other merits in supporting the application;	The application for minor relaxation of building height restriction is required to facilitate the incorporation of an aboveground carpark into the proposed development. It should be noted that the increases in building height referred to in items (i), (ii) and (iii) are all directly or indirectly attributable to the relocation of the ancillary carpark from the basement to aboveground levels, having regard to the operation requirements of the car park, site coverage constraint and the incorporation of the proposed building setbacks. As for bullet (iv), the additional 0.2m represents a reasonable design enhancement proposed under this Application. Detailed justifications are set out below: i) Although the ancillary carpark for light goods vehicles (LGVs) and private cars on 1/F, which is originally located in basement level, would theoretically require only a f-t-f height of 4.8m to 5m, part of 1/F is also required to accommodate a larger vehicular ramp and manoeuvring space serving the PVP (including MGVs) on 2/F to 6/F. The PVP accommodates 20 medium goods vehicles (MGVs) parking spaces for on 2/F to 4/F. Both the MGV parking area and its associated vehicular ramp require a 5.9m f-t-f height. Accordingly, the proposed 5.9m f-t-f height for 1/F is necessary to allow the MGV to access upper PVP floors; ii) Under the approved GBP scheme, all MGV and LGV parking spaces were accommodated on G/F to 3/F, while the uppermost PVP floor (4/F) was used exclusively for private car parking and therefore adopted a f-t-f height of only 4m. Under the proposed scheme, one of the LGV space on the PVP at G/F will be displaced by the ancillary carpark and

Items	Comments	Responses
		relocated to 5/F due to the full occupancy of parking spaces on 1/F to 4/F. The swept path analysis (**Annex A** refers) demonstrates that adding the LGV on 1/F will obstruct the private car manoeuvring into the accessible private car parking space. As a result, the f-t-f height of the PVP floor at 5/F is required to increase from 4m to 4.8m; iii) Under the approved GBP scheme, G/F serves both ancillary carpark and PVP uses, and 1/F to 4/F comprise four levels of PVP. The basement level accommodates the ancillary carpark only, which a significant amount of floor area under the vehicular ramp could be used for parking. Owing to the reduced coverage applicable to aboveground levels, larger vehicular ramp and manoeuvring space for PVP (MGVs), and the loss of the aforementioned parking space under the vehicular ramp, the floor area for ancillary carpark on 1/F of the Propose Scheme is about 270m^2 less than the basement level, which is insufficient to accommodate all the ancillary parking space at the basement level. Consequently, additional spaces are required on G/F for ancillary parking. As the provision of PVP spaces on other floors has already been optimised in the approved GBP scheme, the loss of parking spaces arising from the expanded ancillary car park can only be compensated through the provision of additional PVP floor area beyond the existing four PVP levels on 2/F to 5/F. At the same time, the approved GBP scheme has seven industrial floors from 5/F to 12/F. Of these, the three storeys under 47m in height adopt a site coverage of 77%, while the other four storeys above 47m are subject to a maximum site coverage of 65%. Such site coverage arrangement was formulated with reference to PNAP APP-132 in order to maximise the development footprint. However, under the proposed scheme, the introduction of the aboveground carpark shifts the industrial floors upward. As a result, only one industrial floor can retain the larger site coverage of 77%, while all remaining industrial floors are restricted to a maximum site coverage of 65%. Accordingly, the permitted

Items	Comments	Responses
		industrial GFA can no longer be accommodated within the original seven industrial floors. In addition, the approved GBP scheme is only a testing scheme which has not maximised its full development potential. To make use of the remaining GFA (about 109m^2), the proposed scheme therefore combines the additional space required for the PVP and the residual industrial GFA within a mixed-use floor at 6/F. The f-t-f height of 6/F is 5.35m, consistent with that adopted for other industrial floors. iv) Under the approved scheme, the topmost industrial floor adopts a reduced f-t-f height of 5.15m in order to comply with the prevailing OZP restriction. Given that a building height relaxation is now required to facilitate the aboveground carpark design, the Applicant wishes to take this opportunity to rationalise the f-t-f height of all industrial floors to a consistent 5.35m. Regarding the provision of planning and design merits, it should be noted that, apart from the 4.08m wide Non-Building Area (NBA) requirement along the northeastern boundary of the Site under the land lease, there are no other setback or greening requirement under either the statutory plans or the lease conditions. Design features voluntarily incorporated by the Applicant under the approved GBP scheme should not be regarded as a baseline for assessing the planning and design merits of the current application for minor relaxation of building height restriction. When assessed against the requirements stipulated under the OZP and the lease conditions, the proposed scheme offers the following additional planning and design merits on a voluntary basis: • A setback of about 3.775m along the footpath to the southwest of the Site; • A setback of about 0.7m along On Kui Street to the northwest of the Site; • An additional setback of 0.2m beyond the required 4.08m wide NBA to the northeast of the Site; and

Items	Comments	Responses
		• A total greenery area of about 408m^2, representing about 25% of the site area. These measures constitute additional planning and design enhancements voluntarily provided by the Applicant and should be recognised as planning merits in support of the proposed minor relaxation of the building height restriction.
1.2	**<u>Specific Comments</u>** Table 3.1: Please advise the floor area for industrial use, ancillary loading/ unloading and carpark, and public vehicle park under the approved GBP Scheme as well as under the Proposed Scheme;	The floor area for industrial use, ancillary loading/ unloading and carpark, and public vehicle park under the approved GBP Scheme as well as under the Proposed Scheme have been reflected in Table 3.1 of the Supporting Planning Statement (SPS) (**Annex B** refers).
1.3	Table 3.1: It appears that the information for remarks (1) and (2) is missing. Please clarify;	Table 3.1 of the SPS has been updated.
1.4	Figures 3.1 and 3.2: According to p.8 of the Application Form and Schematic Architectural Drawings, industrial use will be provided on the G/F, whereas it is not shown in Figures 3.1 and 3.2. Please clarify;	Figures 3.1 and 3.2 of the SPS have been updated.
1.5	Figures 3.1 and 3.2: Please indicate the cycle track and service lane in Figures 3.1 and 3.2;	Figures 3.1 and 3.2 of the SPS have been updated.
1.6	Figure 3.1: According to paragraph 3.2.2 of the planning statement and the basement floor plan enclosed in the Tree Preservation and Removal Proposal, the basement floor under the approved GBP Scheme almost fully occupied the site, except for the area designated as non-building area (NBA). However, according to Figure 3.1, it appears that the NBA is still occupied by ancillary L/UL and carpark areas. Please clarify;	Figure 3.1 of the SPS has been revised.
1.7	Para 3.2.4: The applicant wishes to minimise the aboveground areas serving the ancillary parking since they are accountable for gross floor area (GFA) calculation under lease. The applicant may wish to review whether this statement is still applicable under the latest GFA exemption arrangement; and	According to the current lease, for parking spaces provided at or above the ground level and loading/unloading spaces provided above the ground level, 50% of the area shall be taken into account for the calculation of the total gross floor area.

Items	Comments	Responses
		Although the Aboveground Parking Spaces in any two floors and the ancillary areas serving such parking spaces will be 100% GFA exemption, the lot owner has to apply to LandsD for an approval / consent letter according to *Land Administration Office Practice Note Issue No. 9/2025*. The issue of the approval / consent letter will be subject to payment of premium and administrative fee for the Specified Exempted GFA, which is the difference between the GFA of the Aboveground Parking Spaces and the ancillary areas serving such parking spaces calculated under lease before and after approval of the Director is granted. To reduce the payment of premium, the Applicant wish to minimise the ancillary areas serving the Aboveground Parking Spaces in any two floors.
1.8	It is noted that the types of vehicles to be accommodated on each floor are shown on the floor plans. Please also provide a summary table on the number and types of vehicles under the GBP Approved Scheme and the Proposed Scheme on each floor for comparison purpose.	Summary tables on the number and types of vehicles under the Approved GBP Scheme and the Proposed Scheme have been added as Tables 3.2 and 3.3 of the SPS.
2	**Comments from Urban Design Unit, Planning Department received on 22 July 2026 (Contact Person: Ms. TSANG Tsz Yan, Vanessa, Tel: 3565 3942)**	
2.1	VP2 – given that the sensitivity of public viewers from this VP is high and part of the sky view will lose due to the proposed minor relaxation of building height restriction, the overall visual impact of the proposed development from this VP should be "moderate";	The overall visual impact of the proposed development from VP2 has been revised to "moderate" in the Visual Appraisal (VA) (**Annex C** refers).
2.2	VP3 – the sensitivity of public viewers from this VP should be "medium";	The sensitivity of public viewers from VP3 has been revised to "medium" in the VA.
2.3	Section 4 Conclusion should be suitably updated in view of the above comments;	Section 4 of the VA has been updated accordingly.
2.4	para. 3.4.1 – the sentence should read "High-rise residential developments can be seen in the far right left distance; and	Para. 3.4.1 of the VA has been revised.
2.5	Figures 3.1 to 3.4 – blank façade treatment of the proposed development should be avoided.	Figures 3.1 to 3.4 of the VA have been revised.

Items	Comments	Responses
3	**Comment from Landscape Unit, Planning Department received on 18 August 2026 (Contact Person: Mr. NG Tat Yuen, Henry, Tel: 3565 3942)**	
3.1	With reference to the aerial photo and site photos, the site was largely formed. According to our site visit, some common trees were observed along the site boundaries. According to the Supporting Planning Statement, 24 existing trees (including 2 dead trees and 2 emergency felled trees) will be felled and 27 compensatory trees will be planted within the future development, to achieve a minimum 1:1.125 compensation ratio. According to the Proposed Scheme, greenery areas and vertical greening were proposed. According to the Application Form, no tree felling will be involved.	Noted. All trees within Pink Area and Green Area were approved "Felled" by LandsD. With reference to the enclosed Landscape proposal, an updated planting proposal (**Annex D** refers) should be referred.
4	**Further Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 18 August 2026 (Contact Person: Mr. CHENG Chi Chiu, David, Tel: 3168 4046)**	
4.1	According to the aerial photo, some tree canopies are encroaching both within and outside the site. It is understood that the applicant has submitted a tree survey and proposed some tree treatment measures. In this regard, please advise whether the tree survey and tree treatment measures have also taken into account trees located outside the site (apart from tree T1), if any, including their tree canopies. If there are any trees located outside the site with tree canopies encroaching onto the site that may affect the proposed development, they should also be taken into account.	For trees outside the application site but inside adjacent lot, which will be tackled with the adjacent lot owner for tree crown trimming when required, following the standard procedure of LAO PN 6/2023.

Encl.

Annex A – Swept Path Analysis for the 1/F of the Proposed Scheme
Annex B – Replacement Pages of Supporting Planning Statement
Annex C – Revised Visual Appraisal
Annex D – Updated Landscape Proposal and Tree Treatment Plan

Compiled by: KTA
Date: 21 August 2026
File Ref: 20260821_S3187_FI(1)_R-to-C

Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park
Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling
(Section 16 Planning Application No. A/FSS/306)

- Further Information No. 2 -

Items	Comments	Responses
1	**Comments from Transport Department received on 7 September 2026 (Contact Person: Mr. POON Chi Hang, Gary; Tel: 2399 2549)**	
1.1	Regarding the applicant's response to Item 1.1(ii), the applicant may study if the LGV1 parking on 5/F could be relocated to 1/F with rearranging the parking spaces on 5/F and 1/F (the attached markup drawings refers).	Taken into account your advice and further review of the parking spaces on 1/F, there will be no LGV parking spaces on 5/F. As a result, there is room for reducing the floor-to-floor height of 5/F from 4.8m to **4.0m**, leading to the building height of the Proposed Scheme reduced from 77.1m to **76.3m**. The Application Form (**Annex A**), Supporting Planning Statement (**Annex B**), schematic architectural drawings (**Annex C**) and visual appraisal (**Annex D**) have been revised to reflect the reduction of building height.
2	**Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 15 September 2026 (Contact Person: Mr. CHENG Chi Chiu, David; Tel: 3168 4046)**	
2.1	According to Joint Practice Note No. 5, when building height restrictions are represented in maximum permissible metres, the height of a building should be, unless otherwise specified in the statutory town plans and/or Government Leases, measured from the mean site formation level. In this regard, please advise whether the building heights of the Approved GBP Scheme at 65m and the Proposed Scheme at 77.25m are measured from the site formation level. If not, please advise the site formation level of the proposed development and revise the building height of the Approved GBP Scheme and the Proposed Scheme throughout the whole submission accordingly;	Please be clarified that the stated building heights of the Approved GBP Scheme at 65m and the Proposed Scheme at 77.25m were measured from mean street level (+11.85mPD). With reference to the Joint Practice Note No. 5, the building height measured from the mean site formation level should be revised as follows: Approved GBP Scheme Site formation level: +7.00 S.F.L. (B1/F) Gloor floor level: +12.00 S.F.L Roof level: +76.85 S.F.L. (R/F) Building height: 69.85m Building height excluding basements: 64.85m Proposed Scheme Site formation level: +12.00 S.F.L. (G/F)

Items	Comments	Responses
		Roof level: +88.30 S.F.L. (R/F) Building Height: **76.30m** The Application Form (**Annex A**), Supporting Planning Statement (**Annex B**), schematic architectural drawings (**Annex C**) and visual appraisal (**Annex D**) have been revised to reflect the change in building height.
2.2	According to paragraphs 3.3.9 to 3.3.11 in FI dated 21.8.2026, it is understood that a total greenery area of 408m^2 (about 25% of the site area) would be provided. However, relevant greenery area may be subject to reduction factor. In this regard, please confirm the minimum green coverage for the proposed development;	According to Appendix D in PNAP APP-152, vertical greening is not subject to reduction factor in computing the greenery area. Yet, it is one of the greening features that the total area could contribute not more than 30% of the total required greenery area of the overall provision under the PNAP. With an aim to enhance the greenery on street level, about 168m^2 of vertical greening has been proposed in the Proposed Scheme. Among the 168m^2, only 97.878m^2 are accountable towards the total minimum total required greenery area under PNAP APP-152. The provision of the remaining 70.122m^2 is a voluntary proposal by the Applicant to enhance the street level environment along the On Kui Street and the adjoining footpath and cycle track In strict accordance with the calculations and caps under PNAP APP-152, the greenery coverage of the Proposed Scheme will be 20.67% which could satisfying the minimum requirement of 20% under the Sustainable Building Design Guideline. Please refer to Drawing No. AG-04-04 submitted in the original submission for detailed locations and calculations of the green coverage of the Proposed Scheme.
2.3	According to the applicant's submission, the current application is mainly for relocating the carpark from basement to aboveground level to reduce construction cost and expedite development. Please advise the construction time to be shortened and the construction cost to be reduced if such an approach is adopted;	When comparing car park construction specifically, an above-ground structure costs roughly one-third as much as an underground car park and takes only 20% of the construction time per level. **Thus, the construction cost reduction is about 66% with time shortened by about 6 months.**
2.4	According to the Proposed Scheme, seven floors involve carpark. Whilst according to the Notes of the OZP for the "I" zone, in determining the maximum plot ratio, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded. Such	The G/F and 1/F of the Proposed Scheme will be the two floors subject to the latest full GFA exemption arrangement under the building regime.

Items	Comments	Responses
	exemption may not be fully applicable under the building regime. Hence, please advise which two floors would be subject to the latest full GFA exemption arrangement under the building regime;	
2.5	Please advise if the residual floor area of the industrial use is not provided at 6/F under the Proposed Scheme, whether there is still a need for the additional floor;	Based on the permitted plot ratio of 5 under the OZP, the maximum permissible GFA for the industrial development will be 8,156.5m^2. Assuming a maximum site coverage of 65% for a non-domestic building over 61m, it requires almost 8 full storeys to accommodate all permissible GFA, not to mention there shall be some exempted GFA for basic and essential building services to be accommodated within the same development footprint. With reference to PNAP APP-132, the Proposed Scheme, already adopts a site coverage of 85% from G/F to 5/F, 77% from 6/F to 7/F and 65% from 8/F to 13/F, (3 different floor plate sizes for 14 storeys). The lower levels (G/F to 5/F) are predominantly occupied by ancillary and public car park. There is very limited potential to further increase the site coverage of the mid-to-high levels (6/F to 13/F) to fully accommodate the additional industrial floor area to be transferred from 6/F. To further demonstrate that the need of an additional floor to accommodate all industrial GFA, a Hypothetical Scheme is presented in **Table FI(2).1** assuming the maximum site coverage under Appendix B of PNAP APP-132 for every industrial floor (6 different floor plate sizes in total for 14 storeys). Even with a varying maximised permissible site coverage of 83% to 65% for each industrial floor from 6/F to 10/F following Appendix B of PNAP APP-132, , there are about 709m^2 GFA which requires an additional floor on 13/F. When comparing the Proposed Scheme with the Hypothetical Scheme, which both requires 76.3m, the Proposed Scheme has a much reasonable built form and more cost-effective than the Hypothetical Scheme as the varying site coverage level-by-level from 6/F to 10/F will require structural transfer and hence a much more complicated design and construction cost. Therefore, the Hypothetical Scheme would induce unreasonable hardship and cost and would contradict with the policy initiatives.

<table>
<tr><th>Items</th><th>Comments</th><th>Responses</th></tr>
<tr><td></td><td></td><td>
An additional floor is required
Table FI(2).1 Demonstration of Industrial Use GFA
<table>
<tr><th>Floor</th><th>Proposed Site Coverage (Not more than)</th><th>Approved GBP Scheme (m²)</th><th>Proposed Site Coverage (Not more than)</th><th>Proposed Scheme (m²)</th><th>Max. Site Coverage under PNAP APP-132 (Not more than)</th><th>Hypothetical Scheme (m²)</th></tr>
<tr><td>13/F</td><td colspan="2">(No 13/F)</td><td>65%</td><td>1049.123</td><td>65%</td><td>708.543</td></tr>
<tr><td>12/F</td><td colspan="2">(No 12/F)</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td></tr>
<tr><td>11/F</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td></tr>
<tr><td>10/F</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td></tr>
<tr><td>9/F</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td><td>69%</td><td>1114.403</td></tr>
<tr><td>8/F</td><td>65%</td><td>1049.123</td><td>65%</td><td>1049.123</td><td>74%</td><td>1195.973</td></tr>
<tr><td>7/F</td><td>77%</td><td>1238.021</td><td>77%</td><td>1238.021</td><td>78%</td><td>1261.461</td></tr>
<tr><td>6/F</td><td>77%</td><td>1238.021</td><td>77%</td><td>473.866</td><td>83%</td><td>578.876</td></tr>
<tr><td>5/F</td><td>77%</td><td>1238.021</td><td>85%</td><td>(No Industrial Use)</td><td>85%</td><td>(No Industrial Use)</td></tr>
<tr><td>1/F-4/F</td><td>85%</td><td>(No Industrial Use)</td><td>85%</td><td>(No Industrial Use)</td><td>85%</td><td>(No Industrial Use)</td></tr>
<tr><td>G/F</td><td>85%</td><td>136.909</td><td>85%</td><td>149.875</td><td>85%</td><td>149.875</td></tr>
<tr><td>B1/F</td><td>100%</td><td>(No Industrial Use)</td><td colspan="2">(No B1/F)</td><td colspan="2">(No B1/F)</td></tr>
<tr><td>Total</td><td>-</td><td>8047.464[1]</td><td>-</td><td>8156.500</td><td>-</td><td>8156.500</td></tr>
</table>
[1] There are about 108m² of residual GFA under the Approved GBP Scheme.
</td></tr>
<tr><td>2.6</td><td>According to p.10 of the application form, no tree felling will be involved. However, according to the supporting planning statement as well as tree preservation and removal proposal, all 24 existing trees (including two emergency felled trees) identified within the site will be felled. Please clarify;</td><td>Please be clarified that all existing trees within the Application Site will be felled for the proposed development and the relevant tree removal application has been approved by the Lands Department on 28 September 2023. The Application Form has been revised accordingly to reflect the approved tree felling.</td></tr>
<tr><td>2.7</td><td>According to Table 3.2 for Proposed Scheme in FI dated 21.8.2026, all are for ancillary carpark. Please clarify; and</td><td>Table 3.2 of the Supporting Planning Statement has been rectified.</td></tr>
<tr><td>2.8</td><td>Please also advise whether there are any measures to distinguish the operation between the public vehicle park and ancillary carpark.</td><td>Different colour painting will be adopted for walls/floor and car parking spaces to differentiate public vehicle park and ancillary carpark such that it will be easy to distinguish. Also, traffic signages will be displayed at appropriate locations to provide clear guidance and direct drivers to appropriate parking spaces.</td></tr>
</table>

Encl.

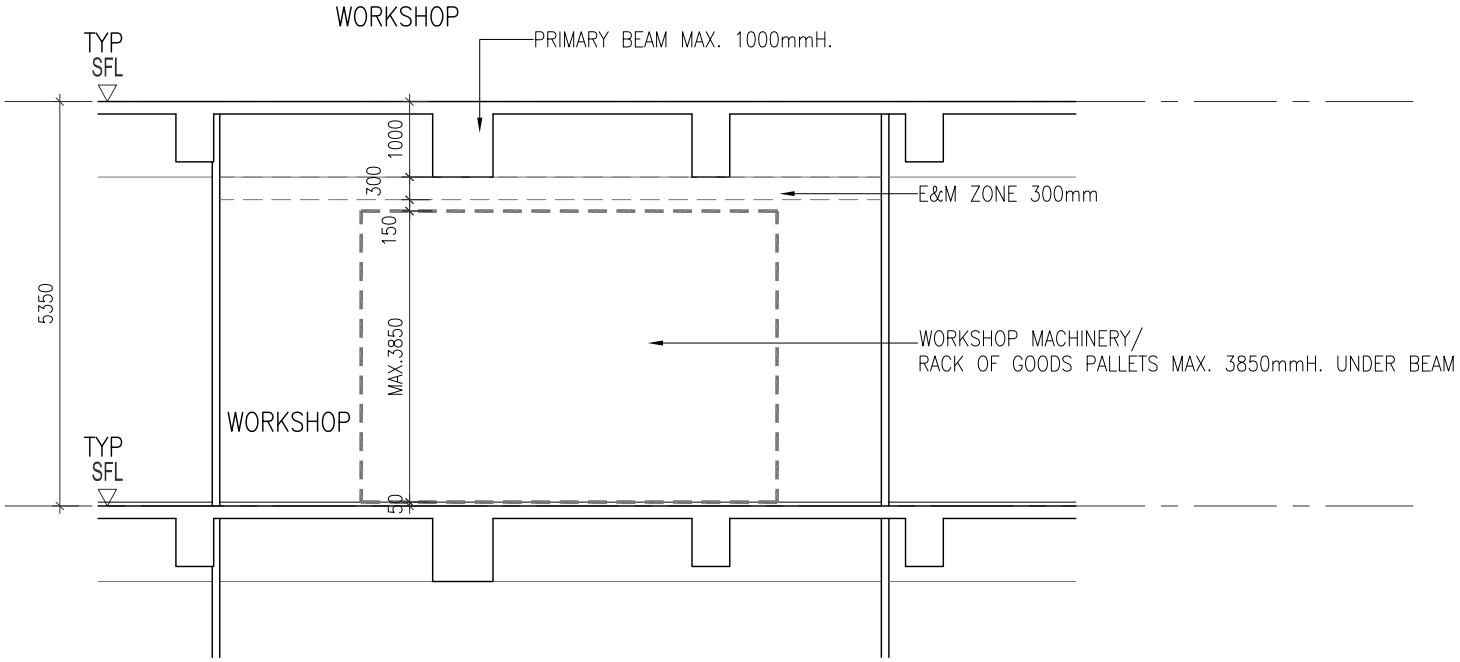
Annex A – Replacement Pages of the Application Form
Annex B – Revised Supporting Planning Statement
Annex C – Revised Schematic Architectural Drawings
Annex D – Revised Visual Appraisal
Annex E – Indicative Workshop Sections and Supplementary Information
Annex F – Method Statement for Protection of Two Stone Tablets

Compiled by: KTA
Date: 12 October 2026
File Ref: 20261012_S3187_FI(2)_R-to-C

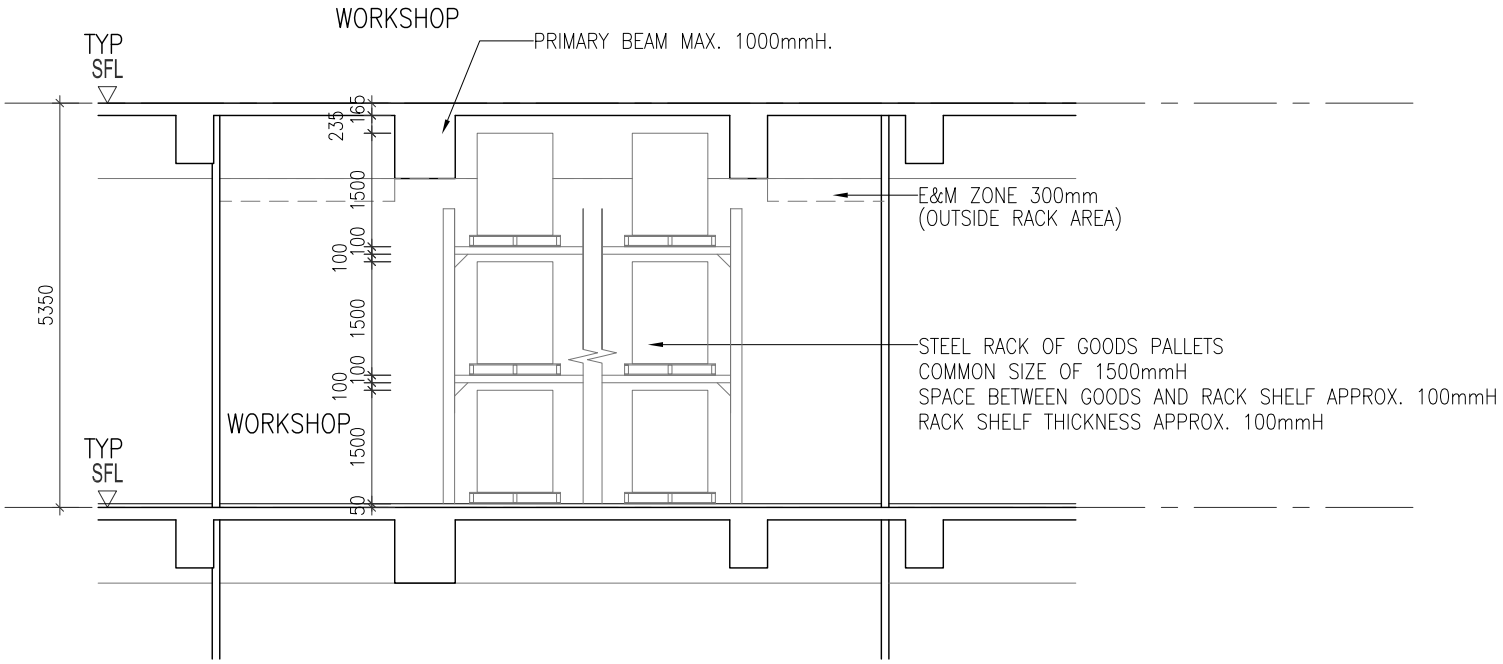
Annex E

Indicative Workshop Sections and Supplementary Information

Response-to-comment (R-to-C) Table - Supplementary Information
Proposed Industrial Development at On Kui Street, Fanling, N.T.
Fanling Sheung Shui Town Lot No. 245
BD ref.: BD 2/9051/22
Our ref.: J684\Doc\GOVT\BD\L017



1 - TYPICAL DETAIL (UNDER BEAM)
1:100 @A4



2 - TYPICAL DETAIL (WITHIN BEAM VOID)
1:100 @A4

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Technical Specifications

Throughput	Performance mode[1]: Up to 800 ft (244 m) per minute Quality mode[2]: Up to 500 ft (152 m) per minute
Max Duty cycle	170 million mono/color images per month at 800 ft/min (244 m/min)[3]
Media	Handling: Tight web continuous roll fed Paper width: 16 to 42 in (406 to 1067 mm) Media weight: 40 to 350 gsm, 30-lb text to 130-lb cover[4] Media types: Wide range of standard offset coated, including glossy, silk, and matte, and uncoated media, and inkjet-optimized coated ColorPRO media
Printing	Print technology: HP High Definition Nozzle Architecture Thermal Inkjet Native resolution: 2400 nozzles per inch, including 8x nozzle redundancy Ink type: HP Brilliant B60 Pigment Ink and HP Optimizer Ink colors: CMYK Printable width: Up to 1060 mm (41.7 inch) Printable frame length: From 216 to 2743 mm (8.5 to 108 in)
Dimensions	(W x L x H) 174 x 693 x 132 in (4.4 x 17.6 x 3.4 m)[5]
Operating environment	Press operating temperature range: Optimal 64°-75°F (18°-24°C) Digital front-end operating temperature range: Refer to HP SmartStream Production Elite Print Server data sheet or consult your HP Solutions professional Humidity: 40 to 60% RH[6]
Press operating requirements	Electrical voltage: 400V or 480V, 3 phase
Consumables	Printheads: HP B62 printheads (separate printheads for CMYK colors and HP Optimizer) Ink supplies: HP Brilliant B60 200-liter ink containers (separate containers for each color and HP Optimizer) Servicing: HP 10-pack Web Wipe Cassette
Optional equipment/ configurations	Configuration options available to address specific printing requirements: • Digital Front End • Unwind and rewind units, including auto splicing • MICR • Color Essentials
Warranty	One-year limited warranty

Press performance can be influenced by a variety of factors including press, dryer and digital front end configuration, print speed, media selection, print application, and environmental factors. For further details, please ask your HP representative.

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1. Performance mode delivers high quality using single (or high) drop weights. 2. Quality mode delivers the highest quality using dual–low and high–drop weights. 3. A4-sized equivalent images. 4. Basic configuration supports 40 to 350 gsm. Customer application specific testing advised for media between 40-60 gsm and 300-350 gsm. 5. Dimensions above are for configuration with standard unwinder; without optional rewinder attached. The following are dimensions with optional rewinder and optional additional access walkover: 4.4 x 21.7 x 3.4 m (174 x 853 x 132 in). Dimensions vary by configuration and options selected; additional space may be required for clearances, maintenance and roll operations. 6. Optimal operating environment may vary by application.

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4AA8-2234ENA, December 2022

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1.0 – 1.6 tonnes

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SPECIFICATIONS

SBP10N3	SBP12N3IR	SBP16N3I
SBP10N3R	SBP14N3	SBP16N3R
SBP12N2C	SBP14N3I	SBP16N3IR
SBP12N3	SBP14N3R	SBP16N3S
SBP12N3I	SBP14N3IR	SBP16N3SR
SBP12N3R	SBP16N3	



WHEN RELIABILITY IS EVERYTHING...

MITSUBISHI FORKLIFT TRUCKS

VDI - PERFORMANCE & DIMENSIONS

	CHARACTERISTICS						
1.1	Manufacturer			Mitsubishi Forklift Trucks	Mitsubishi Forklift Trucks	Mitsubishi Forklift Trucks	Mitsubishi Forklift Trucks
1.2	Manufacturer's model designation			SBP10N3R	SBP12N3R	SBP14N3R	SBP16N3R
1.3	Power source			Battery	Battery	Battery	Battery
1.4	Operator type			Pedestrian / Stand-on	Pedestrian / Stand-on	Pedestrian / Stand-on	Pedestrian / Stand-on
1.5	Load capacity	Q	kg	1000	1200	1400	1600
1.6	Load center distance	c	mm	600	600	600	600
1.8	Load wheel axle to fork face (forks lowered)	x	mm	700	750	750	750
1.9	Wheelbase	y	mm	1215	1330	1330	1330
	WEIGHT						
2.1b	Truck weight without load, with maximum battery weight		kg	860	1100	1100	1100
2.2	Axle loadings with nominal load & maximum battery weight, drive / load side		kg	715 / 1155	840 / 1400	860 / 1580	990 / 1795
2.3	Axle loadings without load & with maximum battery weight, drive / load side		kg	640 / 220	860 / 320	740 / 295	860 / 320
	WHEELS, DRIVE TRAIN						
3.1	Tyres: PT = Power Thane, Vul = Vulkollan, P = Polyurethane, N = Nylon, R = Rubber drive / load side			Vul / Vul	Vul / Vul	Vul / Vul	Vul / Vul
3.2	Tyre dimensions, drive side		mm	230 × 70	230 × 70	230 × 70	230 × 70
3.3	Tyre dimensions, load side	ø	mm	85 × 90	85 × 90	85 × 75	85 × 75
3.4	Castor wheel dimensions (diameter x width)		mm	125 × 60	125 × 60	125 × 60	125 × 60
3.5	Number of wheels, load / drive side (x = driven)			1 + 1 x / 2	1 + 1 x / 2	1 + 1 x / 4	1 + 1 x / 4
3.6	Track width (center of tyres), drive side	b10	mm	515	515	515	515
3.7	Track width (center of tyres), load side	b11	mm	385	385	385	385
	DIMENSIONS						
4.2b	Height	h1	mm	see tables	see tables	see tables	see tables
4.3	Free lift	h2	mm	see tables	see tables	see tables	see tables
4.4	Lift height	h3	mm	see tables	see tables	see tables	see tables
4.5	Height with mast extended	h4	mm	see tables	see tables	see tables	see tables
4.6	Initial lift	h5	mm	-	-	-	-
4.9	Height of tiller arm / steering console (min./max.)	h14	mm	1155 / 1550	1155 / 1550	1155 / 1550	1155 / 1550
4.15	Fork height, fully lowered	h13	mm	90	90	90	90
4.19	Overall length	l1	mm	1955 / 2435	2020 / 2500	2020 / 2500	2020 / 2500
4.20	Length to fork face	l2	mm	805 / 1285	870 / 1350	870 / 1350	870 / 1350
4.21	Overall width	b1/b2	mm	800	800	800	800
4.22	Fork dimensions (thickness, width, length)	s / e / l	mm	56 / 186 / 1150	56 / 186 / 1150	56 / 186 / 1150	56 / 186 / 1150
4.24	Fork carriage width	b3	mm	750	750	750	750
4.25	Outside width over forks (minimum / maximum)	b5	mm	570	570	570	570
4.26	Inner width of support legs	b4	mm	-	-	-	-
4.32	Ground clearance at center of wheelbase, (forks lowered)	m2	mm	20	20	20	20
4.33a	Working aisle width (Ast) with 1000 x 1200 mm pallets, load crosswise	Ast	mm				
4.33b	Working aisle width (Ast3) with 1000 x 1200 mm pallets, load crosswise	Ast3	mm				
4.33c	Working aisle width (Ast) with 1000 x 1200 mm pallets, load crosswise, platform up/down	Ast	mm	2420 / 2900	2550 / 3050	2550 / 3050	2550 / 3050
4.33d	Working aisle width (Ast3) with 1000 x 1200 mm pallets, load crosswise, platform up/down	Ast3	mm				
4.34a	Working aisle width (Ast) with 800 x 1200 mm pallets, load lengthwise	Ast	mm				
4.34b	Working aisle width (Ast3) with 800 x 1200 mm pallets, load lengthwise	Ast3	mm				
4.34c	Working aisle width (Ast) with 800 x 1200 mm pallets, load lengthwise, platform up/down	Ast	mm	2350 / 2830	2660 / 2980	2660 / 2980	2660 / 2980
4.34d	Working aisle width (Ast3) with 800 x 1200 mm pallets, load lengthwise, platform up/down	Ast3	mm				
4.35	Turning radius	Wa	mm	1578 / 2058	1692 / 2172	1692 / 2172	1684 / 2170
	PERFORMANCE						
5.1	Travel speed, with / without load		km / h	6.0 / 6.0	6.0 / 6.0	6.0 / 6.0	6.0 / 6.0
5.2	Lifting speed, with / without load		m / s	0.15 / 0.30	0.16 / 0.33	0.14 / 0.33	0.15 / 0.32
5.3	Lowering speed, with / without load		m / s	0.29 / 0.32	0.46 / 0.35	0.45 / 0.35	0.43 / 0.34
5.7	Gradeability, with / without load		%				
5.8	Maximum gradeability with / without load		%	8 / 15	8 / 15	8 / 15	8 / 15
5.9	Acceleration time (10 metres) with / without load		s				
5.10	Service brakes (mechanical / hydraulic / electric / pneumatic)			Electric	Electric	Electric	Electric
	ELECTRIC MOTORS						
6.1	Drive motor capacity (60 min. short duty)		kW	1.0	1.0	1.0	1.0
6.2	Lift motor output at 15% duty factor		kW	2.2	2.2	2.2	3.2
6.4	Battery voltage/capacity at 5-hour discharge		V/Ah	24 / 150 - 250	24 / 150 - 250	24 / 250	24 / 250 - 375
6.5	Battery weight		kg	150	210	210	210
	MISCELLANEOUS						
8.1	Type of drive control			Stepless	Stepless	Stepless	Stepless
10.7	Level of noise at the ear level of the driver according to EN 12 053:2001 and EN ISO 4871 in work LpAZ		dB(A)				
10.7.2	Whole-body vibration (EN 13 059:2002)			0.8	0.8	0.8	0.8
10.7.3	Hand-arm vibration (EN 13 059:2002)			< 2.5	< 2.5	< 2.5	< 2.5

AXIA ES

SBP10 - 16N3R Series

PEDESTRIAN STACKER WITH FOLDING PLATFORM

1.0 - 1.6 tonnes



SBP12N3R

The forklift of these dimension can be fit into cargo lifts of current project.

Continuing improvement may lead to changes in these specifications

MAST PERFORMANCE AND CAPACITY

AXIA ES

SBP10-16N3 & SBP12N2C Series

PEDESTRIAN STACKER

1.0 – 1.6 tonnes

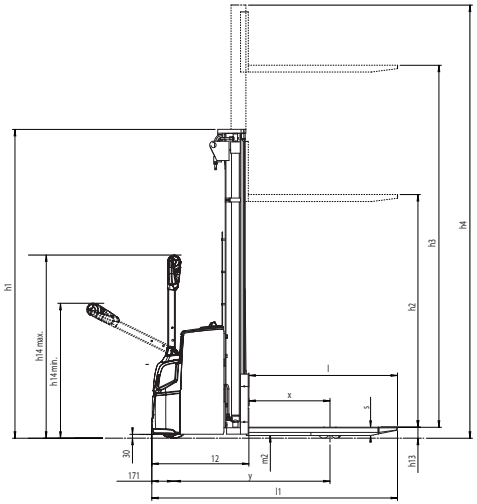
Maximum height of the mast when being fully extended. (Refer to next page for diagram)

MAST TYPE	h3 + h13 mm	h1 mm	h4 mm	h2 + h13 mm
SBP10N3 / 10N3R				
SIMPLEX	1500	1980	1980	1500
DUPLEX	2500	1775	3000	195
	2900	1975	3400	195
	3300	2175	3800	195
SBP12N2C				
DUPLEX	1790	1400[1)]	2145	NA
	2090	1550[1)]	2445	NA
SBP12/14/16N3 / SBP12/14/16N3R				
SIMPLEX	1500	1950	1950	1500
DUPLEX	2500	1835	3000	200
	2900	2035	3400	200
	3300	2235	3800	200
	3600	2385	4100	200
	4300	2735	4800	200
DUPLEX FREE-LIFT	2500	1775	2940	1355
	2900	1975	3340	1555
	3300	2235	3800	1755
	3600	2385	4100	1905
	4300	2735	4800	2255
TRIPLEX	4100	1955	4640	-
	4300	2020	4840	-
	4700	2153	5240	-
	5400[2)]	2385	5940	-
TRIPLEX FREE-LIFT	4100	1955	4640	1475
	4300	2020	4840	1540
	4700	2153	5240	1673
	5400[2)]	2385	5940	1905

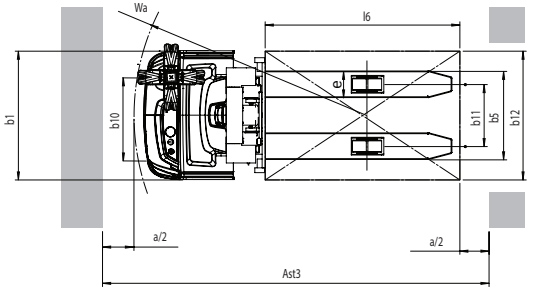
1) h1 closed mast height includes polycarbonate finger protection. Mast height excl. finger protection is 1343mm / 1493mm.
2) 14/16, 14I/16I, 14R/16R and 14IR/16IR only.

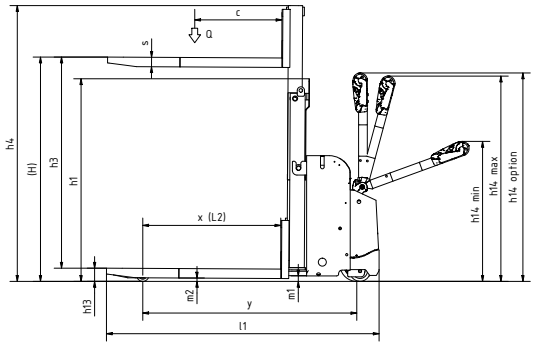
h3+h13 = Lifting height
h1 = Lowered mast height
h4 = Raised mast height
h2+h13 = Free lift

MAST TYPE	h3 + h13 mm	h1 mm	h4 mm	h2 + h13 mm
SBP12/14/16N3I / SBP12/14/16N3IR				
SIMPLEX	1500	2055	2055	1505
DUPLEX	2500	1940	3105	200
	2900	2140	3505	200
	3300	2340	3905	200
	3600	2490	4205	200
	4300	2840	4905	200
DUPLEX FREE-LIFT	2500	1940	3105	1360
	2900	2140	3505	1560
	3300	2340	3905	1760
	3600	2490	4205	1910
	4300	2840	4905	2260
TRIPLEX	4100	2060	4745	-
	4300	2125	4945	-
	4700	2260	5345	-
	5400[2)]	2490	6045	-
TRIPLEX FREE-LIFT	4100	2060	4745	1480
	4300	2125	4945	1545
	4700	2260	5345	1673
	5400[2)]	2490	6045	1910
SBP16N3S / SBP16N3SR				
SIMPLEX	1500	2030	2030	1500
DUPLEX	2500	1915	3080	195
	2900	2115	3480	195
	3300	2315	3880	195
	3600	2465	4180	195
	4300	2815	4880	195
DUPLEX FREE-LIFT	2500	1915	3080	1355
	2900	2115	3480	1555
	3300	2315	3880	1755
	3600	2465	4180	1905
	4300	2815	4880	2255
TRIPLEX	4100	2035	4720	-
	4300	2100	4920	-
	4700	2233	5320	-
	5400	2465	6020	-
TRIPLEX FREE-LIFT	4100	2035	4720	1475
	4300	2100	4920	1540
	4700	2233	5320	1753
	5400	2465	6020	1905

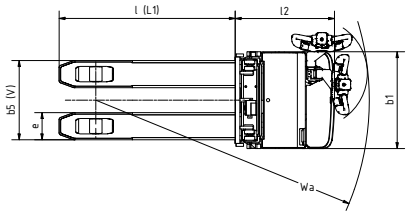


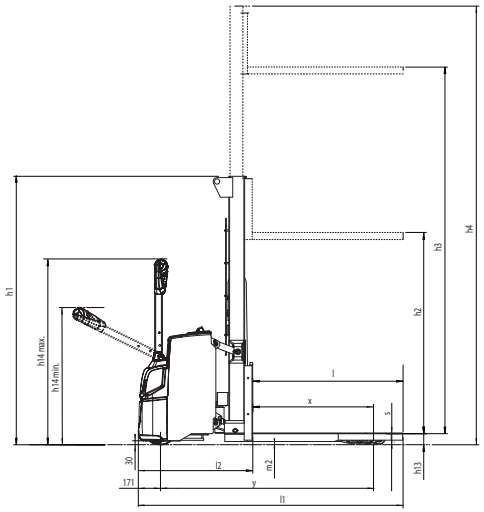
SBP10 / 12 / 14 / 16N3



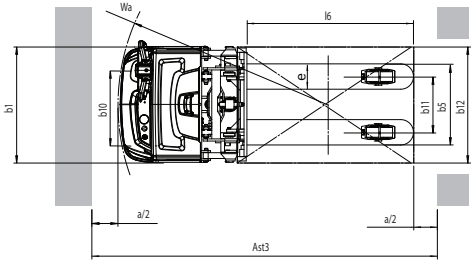


SBP12N2C COMPACT STACKER





SBP12 / 14 / 16N3I INITIAL LIFT



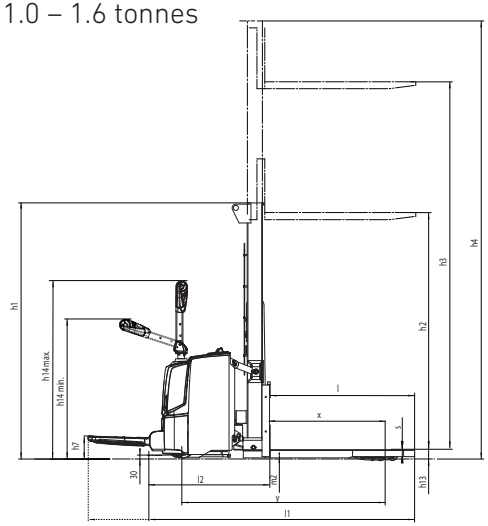
MAST PERFORMANCE AND CAPACITY

AXIA ES

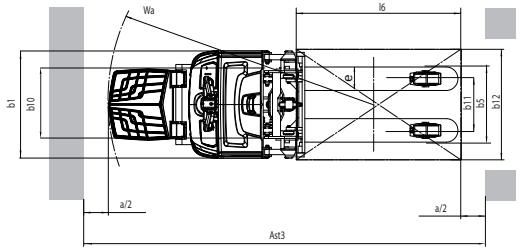
SBP10-16N3 Series

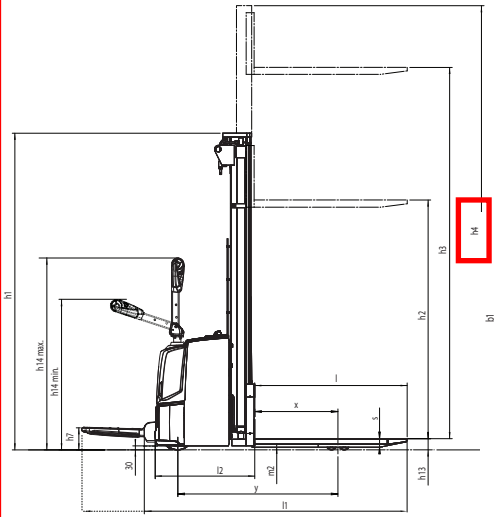
PEDESTRIAN STACKER

1.0 – 1.6 tonnes

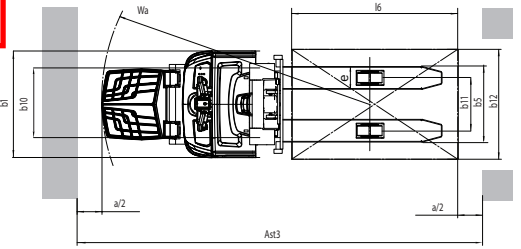


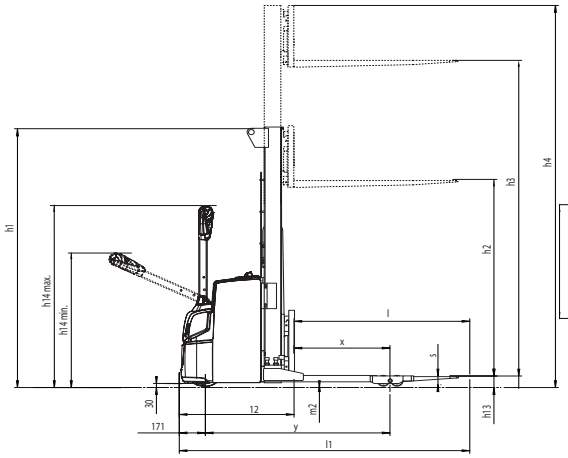
SBP12 / 14 / 16N3IR
INITIAL LIFT
WITH FOLDING PLATFORM



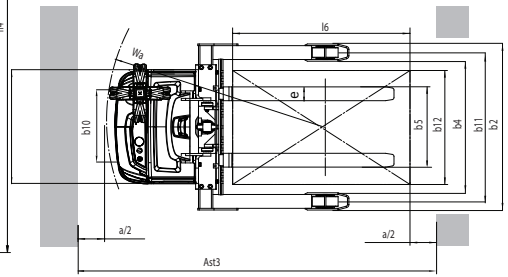


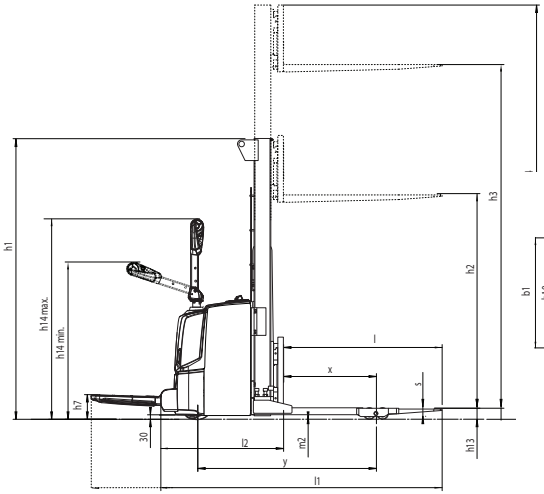
SBP10 / 12 / 14 / 16N3R
WITH FOLDING PLATFORM



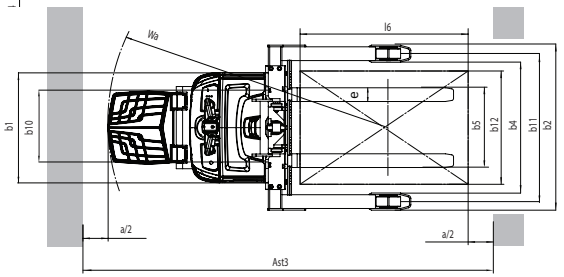


SBP16N3S
WIDE STRADDLE





SBP16N3SR
WIDE STRADDLE
WITH FOLDING PLATFORM



Ast = Working aisle width
Ast3 = Working aisle width (b12 <1000 mm)
Ast = Wa + $\sqrt{(l6 - x)^2 + (b12 / 2)^2}$ + a
Ast3 = Wa + l6 -x +a

Wa = Turning radius
l6 = Pallet length
x = Load wheel axle to fork face
b12 = Pallet width
a = Safety clearance = 2 x 100 mm

Continuing improvement may lead to changes in these specifications

HDCNC
华东数控

股票代码： 002248
Stock code：002248













SINCE1969 - 2020

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CE CQC

威海华东数控股份有限公司
WEIHAI HUADONG AUTOMATION CO.,LTD

卧式加工中心HC/HLC系列
Horizontal Machining Center HC/HLC Series

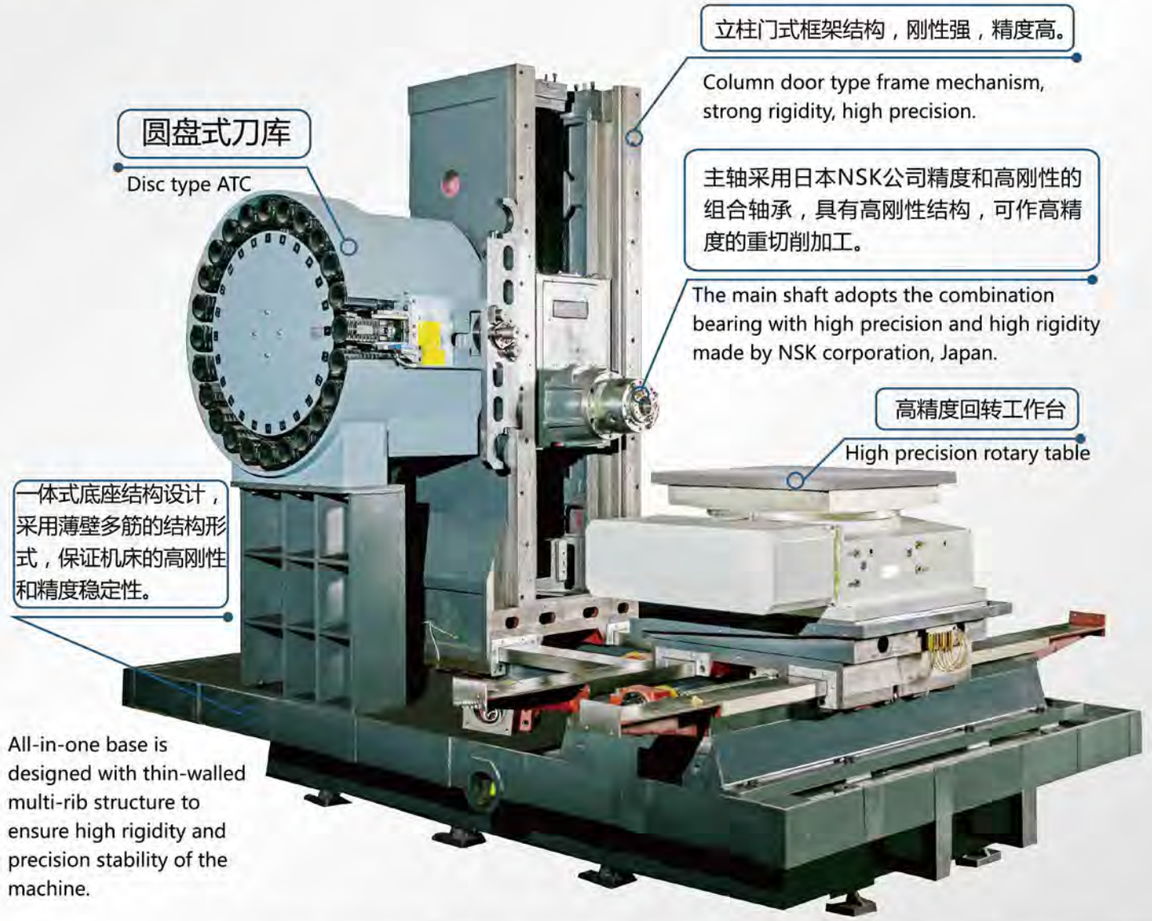


HC系列卧式加工中心	
工作台面尺寸 MMxMM Table size (W×L) mm	500x600/630x630/800x800
X轴行程 MM X travel mm	800/1000/1200
Y轴行程 MM Y travel mm	600/800/900
主轴鼻端至工作台中心最大距离 MM Spindle nose to table center mm	600/900

HLC系列卧式加工中心	
工作台面尺寸 MMxMM Table size (W×L) mm	500x600/630x630/630x700/800x800/ 1000x1000/1250x1250/1500x1500
X轴行程 MM X travel mm	800/1000/1050/1200/1800/2500
Y轴行程 MM Y travel mm	600/620/750/800/900/1200/1400/1500
主轴鼻端至工作台中心最大距离 MM Spindle nose to table center mm	600/750/900/1000/1400/2000

HC系列
HC Series

HDCNC 华东数控



- HC系列卧式加工中心是威海华东数控在吸收国内外先进机床设计理念的基础上自行设计开发的卧式加工中心。本机床采用大跨距型导轨设计，机床整体刚性好，承载能力强，配有数控转台，适合对箱体、机床底座、立柱等多面体零件的加工，一次装夹可完成铣面、镗孔、钻孔、攻丝等多工序的粗、精加工。
- HLC系列卧式加工中机床整体延续HC500A、HC630A、HC800A硬轨式卧加机型结构型式，采用倒“T”型结构，一体式底座，前床身与底座一体式结构。各直线坐标导轨均为重载高精度滚柱型线性导轨，使机床高速进给时震动小，低速进给时无爬行，能够承载大负荷切削，并且有很高的精度稳定性及动态响应特性。
- 机床可选用FANUC-Oi-MF或SIEMENS828D数控系统，转台、刀库、主轴、线轨、丝杠均采用台湾品牌产品。

- HC series horizontal machining center is HDCNC on the basis of absorbing domestic and international advanced machine design concept to design and development of horizontal machining center, this machine adopts large span guideway design, machine tool rigidity on the whole, carrying capacity is strong, with a CNC rotary table, suit for body parts, machine tool base, pillar and other polyhedron for processing, a clamping can finish milling, boring, drilling, tapping and other processes more than rough and finish machining.
- HLC series horizontal machining center as a whole continued HC500A, HC630A, HC800A hard rails lying machine tool structure, using inverted T shape structure, one-piece base, before bed one-piece structure with the base, the linear coordinate guide rail are overloaded high precision roller contour line, the high speed machine tool feed little vibration, low speed feed without crawling, can carry heavy load cutting, and has a high precision stability and dynamic response.
- The machine can choose FANUC and Siemens system, rotary table, ATC, spindle, rail, screw are Taiwan brands.



》 机床立柱机构

立柱“门式”框架双层壁箱型结构，刚性好，主轴中心线与立柱两导轨中心线在同一平面，主轴系统变形小，加工精度高。

Machine tool column structure

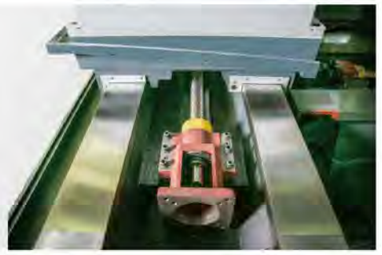
Column door type frame, double wall box type mechanism, good rigidity, spindle center line and column two guide rail center line in the same plane, spindle system deformation is small, high processing accuracy.

机床导轨《

大跨距导轨设计，承载能力强，机床整体刚性好。

Machine guide

Long span guide rail design, strong bearing capacity, machine overall rigidity good.





》工作转台

配有高精度回转工作台，适合对箱体、机床底座、立柱等多面体零件的加工，一次装夹可以完成铣面、镗孔、钻孔、攻丝等多工序的粗、精加工，保证了零件的精度要求。

Work rotary table

Equipped with a high precision rotary table, suitable for box, machine base, column and other polyhedral parts processing, a clamping can complete milling, boring, drilling, tapping and other processes of coarse, fine processing.

强力切削 Heavy cutting



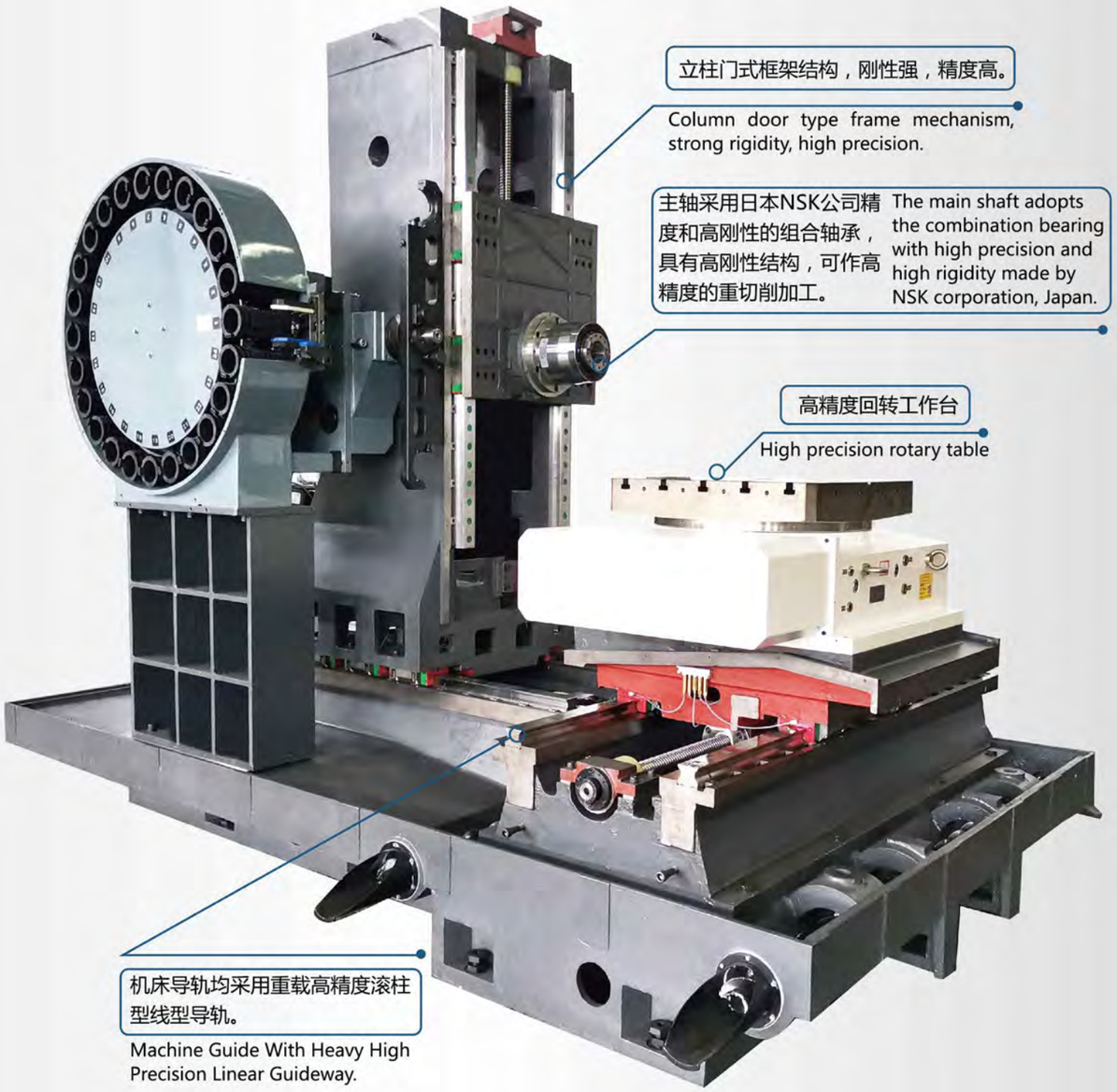
技 术 参 数

Technical Parameters

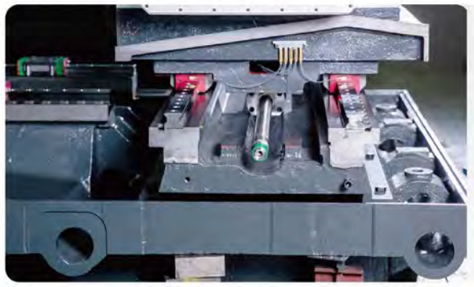
HDCNC 华东数控

型号Model / 参数Parameters	HC500A	HC630A	HC800A
1、工作台尺寸 ㎜ Table Size mm	500×600	630×630	800×800
2、工作台最大承重 kg Max Loading Weight kg	500	1500	3000
3、工作台T型槽（槽数×槽宽×槽距）mm Number-width×distance mm	6×14×80	5×18×125	5×22×160
4、行程 (X /Y /Z) ㎜ X/Y/Z Travel mm	800/600/600	1000/800/900	1200/900/900
5、快速移动速度(X /Y /Z) m/min Rapid speed(X /Y /Z) m/min	15/1 2/15	15/1 2/15	15/1 2/15
6、X、Y、Z切削速度mm/min X Y Z cutting speed mm/min	1～5000	1～5000	1～5000
7、主轴中心线到工作台面距离 mm Spindle center line to table surface mm	50～650	0～800	0～900
8、主轴端面到工作台中心距离 mm Spindle nose to table center mm	150～750	200～1100	200～1100
9、主轴转速 rpm Spindle speed rpm	6000	6000	6000
10、主轴功率kW Spindle power kw	11/15	15/18.5	18.5/22
11、主轴扭矩Nm Spindle torque Nm	143	249	307
12、刀柄形式 Tool holder type	BT50	BT50	BT50
13、拉钉 Pull stud	BT50-45°	BT50-45°	BT50-45°
14、刀库容量 把 ATC capacity hold	24把（机械手）	24把（机械手）	24把（机械手）
15、换刀时间(刀-刀) s Tool change time s	3.5 (刀对刀)	3.5 (刀对刀)	3.5 (刀对刀)
16、最大刀具重量 kg Max tool weight kg	25	25	25
17、最大刀具直径mm Max diameter of tool mm	Ø110/Ø220 (邻空)	Ø110/Ø220 (邻空)	Ø110/Ø220(邻空)
18、气源压力 MPa Air pressure MPa	0.6～0.8	0.6～0.8	0.6～0.8
19、机床重量（约）kg Machine weight kg	10500	12500	13500
20、机床轮廓尺寸（L×W×H）mm Machine overall size（L×W×H）mm	3800×3000×3020	4300×3150×3800	4300×3150×3900

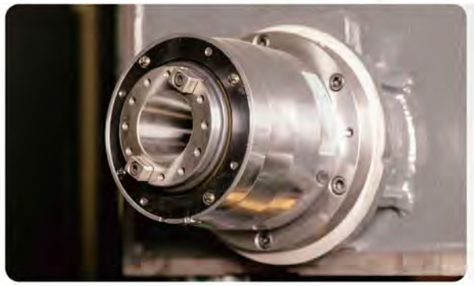
HLC系列
HLC Series



HDCNC 华东数控



》重载型直线导轨
一体式前后排屑槽设计
Heavy duty linear guide
Integral front and back chip groove design



》高刚性主轴
High rigid spindle



》前床身与底座一体式结构
Front bed and base integral structure

高精度 高响应
High precision fast response



技 术 参 数
Technical Parameters

HDCNC 华东数控

型号Model / 参数Parameters	HLC500	HLC500S	HLC630	HLC630S	HLC800	HLC1000	HLC1000S	HLC1250	HLC1500
工作台尺寸 mm Table Size mm	500×600	500×600	630×630	630×700	800×800	1000×1000	1000×1000	1250×1250	1500×1500
工作台最大承重 kg Max Loading Weight kg	500	600	1500	950	2000/3000	5000	1500	7000/5000	8000
工作台分度 ° Table dividing °	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续	1°×360/0.001°连续
工作台T型槽（槽数×槽宽×槽距）mm Number-width×distance mm	6×14×80	6×14×80	5×18×125	5×18×125	5×22×160	7×22×130	7×22×130	7×22×150	5×28×275
行程 (X /Y /Z) mmX/Y/Z Travel mm	800/600/600	800/620/600	1000/800/900	1050/750/900	1200/900/900	1800/1400/1400	1600/1000/1000	1800/1400/1400	2500/1500/2000
快速移动速度(X /Y /Z) m/min Rapid speed(X /Y /Z) m/min	20/15/20	20/15/20	20/15/20	20/15/20	20/15/20	16/12/16	16/12/16	16/12/16	9/9/9
X、Y、Z切削速度 mm/min X Y Z cutting speed mm/min	1～8000	1~8000	1～8000	1~8000	1～8000	1～5000	1～5000	1～5000	1～5000
主轴中心线到工作台面距离 mm Spindle center line to table surface mm	50～650	40~640	0～800	120~870	0～900	0～1400	120~1120	0～1400	50～1550
主轴端面到工作台中心距离 mm Spindle nose to table center mm	150～750	185~785(BT40) 158~758(BT50)	200～1100	130~1030	200～1100	250～1650	200~1200	250～1650	610-2610
主轴转速 rpm Spindle speed rpm	6000	6000/8000	6000	6000	6000	6000	6000	6000	6000
主轴功率kW Spindle power kw	11/15	11/15	15/18.5	15/18.5	15/18.5	18.5/22	18.5/22	18.5/22	18.5/22
刀柄形式 Tool holder type	BT50	BT40/BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50
拉钉 Pull stud	BT50-45°	BT40~45°/BT50~45°	BT50-45°	BT50-45°	BT50-45°	BT50-45°	BT50-45°	BT50-45°	BT50-45°
刀库容量 把 ATC capacity hold	24;32/40	24;32/40	24;32/40	24;32/40	24;32/40	30;32/40	30;32/40	30;32/40	30;32/40
换刀时间(刀-刀) s Tool change time s	3.5 (刀对刀)	3.5 (刀对刀)	3.5 (刀对刀)	3.5 (刀对刀)	3.5 (刀对刀)	7.5 (刀对刀)	7.5 (刀对刀)	7.5 (刀对刀)	7.5 (刀对刀)
最大刀具重量 kg Max tool weight kg	25	25	25	25	25	25	25	25	25
最大刀具直径mm Max diameter of tool mm	Ø110/Ø220 (邻空)	Ø110/Ø220(邻空)	Ø110/Ø220 (邻空)	Ø110/Ø220 (邻空)	Ø110/Ø220(邻空)	Ø125/Ø240(邻空)	Ø125/Ø240(邻空)	Ø125/Ø240(邻空)	Ø125/Ø240(邻空)
气源压力 MPa Air pressure MPa	0.6～0.8	0.6~0.8	0.6～0.8	0.6~0.8	0.6～0.8	0.6～0.8	0.6～0.8	0.6～0.8	0.6～0.8
机床重量（约）kg Machine weight kg	10800	14000	13000	13500	14000	26000	20000	28000	34000
机床轮廓尺寸（L×W×H）mm Machine overall size（L×W×H）mm	3800×3000×3020	3800×2800×2900	4300×3150×3800	4300×3150×3600	4300×3150×3900	7400×5900×3820	6400×5500×3820	7400×5900×3820	8200×6900×5000

龙门加工中心XKW23系列

Gantry Machining Center XKW23 Series



◆机床采用高刚性龙门框架结构，重要部件均采用树脂砂铸件，并且经过两次人工时效处理，具有足够的静动态刚性和良好的精度保持性。
◆机床的XYZ三轴传动均采用高精度双螺母预紧滚珠丝杆，并进行预拉伸，传动刚性强，精度稳定可靠。
◆X、Y轴均采用重载直线导轨(滚柱)结构，Z轴采用矩形硬轨结构，Z轴配有双氮液平衡缸，运动惯量小，响应速度快。
◆机床主轴采用台湾高刚性主轴单元，使用寿命长，可靠性性高。可选配齿轮头传动或主轴电机直连传动结构。
◆机床的润滑系统均采用容积式自动集中供油润滑系统，可确保任一润滑部位得到充分润滑。

◆The machine adopts high rigid gantry frame structure, and the important parts are resin sand castings, and through two artificial aging treatment, has enough static and dynamic rigidity and good precision retention.
◆All three shafts of the machine adopt high precision double nut pre-tightening ball screw, and pre-stretching, driving rigidity is strong, the precision is stable and reliable.
◆The X/Y axis adopts heavy-duty linear guide rail (ball ball) structure, the Z axis adopts rectangular hard rail structure, and the Z axis is equipped with a diazo liquid balance cylinder, with small motion inertia and fast response speed.
◆Machine spindle adopts Taiwan high rigid spindle unit, long service life, high reliability, can choose gear head drive or spindle motor direct drive structure.
◆The machine tool lubrication system adopts the volumetric automatic centralized oil supply lubrication system, which can ensure sufficient lubrication of any lubricating part.



该系列数控定梁龙门镗铣床，配置高刚性的大扭矩主轴和高动态响应的驱动系统，操作方便灵活，安全可靠，可广泛应用于航空、航天、轨道交通、汽车、模具等机械加工领域。
The machine tool lubrication system adopts the volumetric automatic centralized oil supply lubrication system, which can ensure sufficient lubrication of any lubricating part.

XKW23系列龙门加工中心	
工作台面尺寸 MMxMM Table size (W×L) mm	1300x2000/1300x3000/1300x4000/1800x3000/1800x4000/2300x4000/ 2300x6000/2500x6000/2500x8000/3000x6000/3000x8000
X轴行程 MM X travel mm	2000/3000/4000/4200/6200/8300
Y轴行程 MM Y travel mm	1900/2400/3000/3400/3900/4600
主轴鼻端至工作台中心最大距离 MM Spindle nose to table center mm	800/1000/1500/1750
龙门有效宽度 MM Gantry effective width mm	1600/2200/2800/3200/3700/4200

Spindle Drive With Gearbox Head Or Direct Connection

主轴传动采用齿轮头或主轴直联两种方式



齿轮头 Gearbox head



主轴直联 Direct connection

Optional Accessories

可供选择的机床配置



全闭环控制
Full closed circle control



机床对刀仪、工件测量
Automatic tool setting gauge , workpiece measuring



第四轴回转工作台
Fourth Axis Rotary Table



附件头
Optional milling head



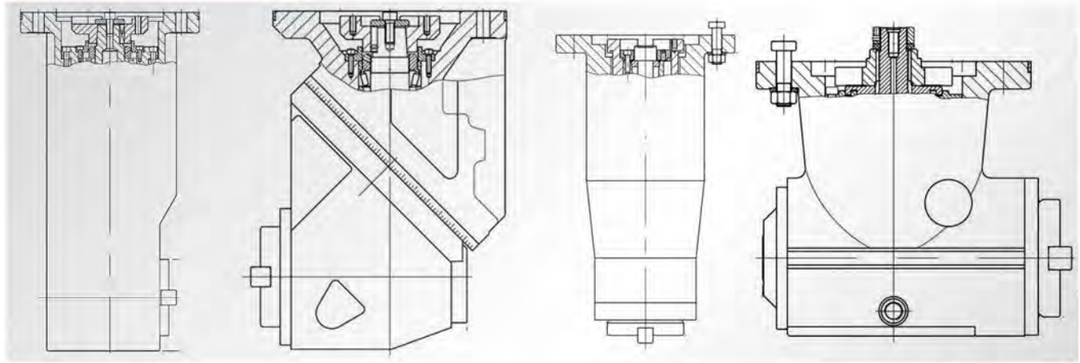
主轴中央出水
Water flow from spindle



刀库
ATC

XKW23 series Optional Milling Head

XKW23系列附件头



扁直角铣头
Flat rectangular head

万向铣头
Universal milling head

延伸铣头
Extension of milling head

直角铣头
Right-angle milling head

XKW23 series Machine Dimension

XKW23系列机床尺寸图

The elevated platform of the machine has to be placed within beam void.

型号	A	B	C	D	E	F	G
XKW2316×20	6500	5500	4500	22	37	42	16
XKW2316×30	8500	5500	4500	22	37	42	16
XKW2322(F)×30	9000	6000	5500	22	37	42	16
XKW2322(F)×40	11000	6000	5500	22	37	42	16
XKW2328(F)×40	11000	6500	5500	28	46	52	22
XKW2328(F)×60	15000	6500	5500	28	46	52	22
XKW2332(F)×60	15000	7000	6200	28	46	52	22
XKW2332(F)×80	17000	7000	6200	28	46	52	22
XKW2337×60	17000	7500	6800	36	56	68	28
XKW2337×80	19000	7500	6800	36	56	68	28
XKW2342×60	17000	8000	6800	36	56	68	28
XKW2342×80	19000	8000	6800	36	56	68	28

技 术 参 数
Technical Parameters

HDCNC 华东数控

参数Parameters / 型号Model	XKW2316×20	XKW2316×30	XKW2316×40	XKW2322×30 XKW2322F×30	XKW2322×40 XKW2322F×40	XKW2328×40 XKW2328F×40	XKW2328×60 XKW2328F×60	XKW2332×60 XKW2332F×60	XKW2332×80 XKW2332F×80	XKW2337×60	XKW2337×80	XKW2342×60	XKW2342×80
加工范围 Processing area													
龙门有效宽度mm Gantry effective width mm	1600	1600	1600	2200	2200	2800	2800	3200	3200	3700	3700	4200	4200
X轴行程mm X travel mm	2000	3000	4200	3000	4000	4200	6200	6200	8300	6200	8300	6200	8300
Y轴行程mm Y travel mm	1900	1900	1900	2400	2400	3000	3000	3400	3400	3900	3900	4600	4600
Z轴行程mm Z travel mm	800	800	800	1000	1000	1000	1000	1000/1250	1000/1250	1250/1500	1250/1500	1250/1500	1250/1500
主轴端面至工作台面距离mm Spindle nose to table face mm	250~1050	250~1050	250~1050	250~1250	250~1250	250-1250	250-1250	250-1250/1500	250-1250/1500	250-1500/1750	250-1500/1750	250-1500/1750	250-1500/1750
工作台 Table													
工作台面尺寸（宽×长）mm Table size (W×L) mm	1300×2000	1300×3000	1300×4000	1800×3000	1800×4000	2300×4000	2300×6000	2500×6000	2500×8000	3000×6000	3000×8000	3000×6000	3000×8000
工作台承重 kg Max loading kg	4T	5T	6T	6T	10T	14T	18T	24T	28T	28T	32T	32T	36T
工作台T型槽（数目-尺寸×间距） Table Tslot(no.-Size×Distance)	7-22×170	7-22×170	7-22×170	9-22×180	9-22×180	11-28×200	11-28×200	12-28×200	12-28×200	11-36×250	11-36×250	11-36×250	11-36×250
主轴 spindle													
滑枕形式/截面尺寸 (可选)mm Sleeper Form and dimension mm	T型导轨	T型导轨	T型导轨	T型导轨/ 方滑枕400×400	T型导轨/ 方滑枕400×400	T型导轨/ 方滑枕400×400	T型导轨/ 方滑枕400×400	T型导轨/ 方滑枕400×400	T型导轨/ 方滑枕400×400	方滑枕450×450	方滑枕450×450	方滑枕450×450	方滑枕450×450
主轴最高转速 rmp Maximum spindle speed rpm	6000rpm	6000rpm	6000rpm	6000/4000rpm	6000/4000rpm	6000/4000rpm	6000/4000rpm	6000/4000rpm	6000/4000rpm	3500rpm	3500rpm	3500rpm	3500rpm
主轴功率（kW）Spindle power（kW）	15/18.5	15/18.5	15/18.5	22/26	22/26	22/26	22/26	22/26	22/26	22/26(30/37)	22/26(30/37)	22/26(30/37)	22/26(30/37)
主轴传动形式 Spindle form	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头	直联/齿轮头
主轴锥孔 Spindle cone hole	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50	BT50
刀库（选项） Tool library(options)													
刀库容量T Cutter storage capacity T	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60	24/32/40/60
最大刀具直径mm（满刀/空位）mm Maximum tool diameter mm	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230	Φ125/230
最大刀具长度 mm Maximum tool length mm	300	300	300	300	300	300	300	300	300	300	300	300	300
最大刀具重量kg Maximum tool weight kg	15	15	15	15	15	15	15	15	15	15	15	15	15
其他 Others													
电源总容量kVA Total power supply capacity	50	50	50	60	60	60	60	60	60	60	60	60	60
机床重量（约）t Machine tool weight t	19	23	26	35	40	45	55	65	70	80	85	90	100
机床外形尺寸（长×宽×高）mm Machine tool size mm	6500×5500×4500	8500×5500×4500	0500×5500×4500	9000×6000×5500	11000×6000×5500	11000×6500×5500	15000×6500×5500	15000×7000×6200	17000×7000×6200	17000×7500×6800	19000×7500×6800	17000×8000×6800	19000×8000×6800
数控系统 Numerical control system	SIEMENS 828D/ FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF	SIEMENS 828D / FANUC 0i-MF

The elevated platform of the machine has to be placed within beam void.

注：F代表滑枕形式为方滑枕
Note: F means square ram

2 小时以内响应保修
Warranty response within 2 hours

24 小时以内到达现场
Arriving at site within 24 hour

33 家销售服务网点遍布全国
Nationwide 33 sales service networks

提供融资租赁服务
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提供组线、集成、交钥匙等一体化方案
All-in-one solution of production line design ,integration and turnkey ,etc.



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企业邮箱 : hision@mail.haitian.com
外贸热线 : 0574-86182580

NEW 2019 . 9 样本中的文字说明、图样及技术参数等仅供参考；因技术发展、提升等引起的变更，恕不另行通知。

龙门加工中心
COLUMN MACHINING CENTER

GLU / GLU (e) / GRU / GNU
GRUE / GKUE / GZUM / GKUM / GKUME / KMU

HISION

GLUII(e)-GRUII-GNU

继承传统龙门产品刚性强、加工范围广的结构特点，融入先进的技术要素，追求高效、高精、节能、宜人的发展理念。打造全新一代 U 款系列龙门加工中心。广泛应用于模具、航空、航天、轨道交通、汽车、家用电器、医疗等高端制造产业。

- **GLU II 系列**
  采用全齿轮传动、十字硬轨滑枕技术（海天精工专利技术），实现强力与高精加工的完美融合。
- **GLUe 系列**
  采用强力重切电主轴结构，给客户带来大扭矩、高转速、低振动的加工体验。
- **GLU 系列**
  全齿轮传动滑枕，两档变速实现高速、大扭矩切削。
- **GRU II -GNU 系列**
  采用方滑枕高刚性结构拥有强力、稳定的切削性能。



丝杠辅助支撑结构

随动式的辅助支撑结构，为大行程的丝械提供了最佳支撑位置，保障机床长期稳定的高精密运行。



e 系列机床主轴

标配自主研发及制造电主轴。





GLUII(e)-GRUII-GNU



大扭矩全齿轮减速箱

通过液压自动换档实现两档变速，每档速度内无级调速，整套系统结构简单可靠。

立柱旋转头库

结构紧凑，实现了自动换头，减少了加工辅助时间，提高了加工效率。





齿形联轴器

主传动系统采用齿形联轴器联接，结构简单可靠，传递扭矩大。

The elevated platform of the machine has to be placed within beam void.



GLU II

项目	单位	GLU13 II ×16	GLU13 II ×21	GLU13 II ×30	GLU16 II ×20	GLU16 II ×25
» 加工范围						
X 轴行程	mm	1600	2000	3100	2000	2500
Y 轴行程	mm	1300	1300	1300	1500	1500
Z 轴行程	mm	700	700	700	700	700
龙门有效宽度	mm	1380	1380	1380	1580	1580
工作台面至主轴端面的距离	mm	205-905	205-905	205-905	255-955	255-955
» 工作台						
工作台尺寸	mm	1300×1800	1300×2200	1300×3000	1500×2000	1500×2500
工作台承重	t	4	5	7	6	8
T 型槽规格 (宽度 x 间距 x 个数)		22×160×8	22×160×8	22×160×8	22×160×9	22×160×9
» 驱动进给						
最大切削速度 X/Y/Z	m/min	12/12/10	12/12/10	12/12/10	12/12/10	12/12/10
快速移动速度 X/Y/Z	m/min	15/20/15	12/20/15	12/20/15	12/20/15	12/20/15
» 主轴						
驱动方式		齿轮传动	齿轮传动	齿轮传动	齿轮传动	齿轮传动
主轴最高转速	rpm	6000	6000	6000	6000	6000
主轴功率	kW	15/18.5	15/18.5	15/18.5	15/18.5	15/18.5
主轴扭矩	N.m	316/522	316/522	316/522	316/522	316/522
主轴锥孔		BT50	BT50	BT50	BT50	BT50
滑枕截面	mm	350×350	350×350	350×350	350×350	350×350
» 刀库 (选项)						
刀库容量	T	24	24	24	24	24
刀柄形式		BT50	BT50	BT50	BT50	BT50
最大刀具直径 (满刀 / 空位)	mm	Φ110/Φ220	Φ110/Φ220	Φ110/Φ220	Φ110/Φ220	Φ110/Φ220
最大刀具长度	mm	300	300	300	300	300
最大刀具重量	kg	20	20	20	20	20
» 精度 (执行标准 GB/T19362.1-2003)						
定位精度 X/Y/Z	mm	0.012/0.012/0.012	0.012/0.012/0.012	0.015/0.012/0.012	0.012/0.012/0.012	0.012/0.012/0.012
重复定位精度 X/Y/Z	mm	0.008/0.008/0.008	0.008/0.008/0.008	0.010/0.008/0.008	0.008/0.008/0.008	0.008/0.008/0.008
» 其它						
电源总容量	kVA	40	40	40	40	40
机床重量	t	16	19	24	20	23
机床外形尺寸 (长 x 宽 x 高)	cm	560×388×420	690×388×420	880×388×420	741×400×432	777×400×432

标准配置 GLUII

1. 数控系统 :FANUC 0i
2. 变速箱全齿轮传动
3. 主轴恒温冷却系统
4. Z 轴液压平衡系统
5. 气动、液压、集中润滑系统
6. 刀具冷却系统
7. 机内自动排屑装置
8. 机外链板排屑装置
9. 机床全防护
10. 三色灯、照明灯
11. 标准附件及相关文件
12. 常用维修工具

* 选项配置请参阅封底二维码

The elevated platform of the machine has to be placed within beam void.

GLUe

项目		单位	GLUe13×16	GLUe13×21	GLUe13×30	GLUe16×20	GLUe16×25	GLUe16×30
» 加工范围								
X 轴行程		mm	1600	2000	3100	2000	2500	3100
Y 轴行程		mm	1300	1300	1300	1500	1500	1500
Z 轴行程		mm	700	700	700	700	700	700
龙门有效宽度		mm	1380	1380	1380	1580	1580	1580
工作台面至主轴端面的距离		mm	150-850	150-850	150-850	200-900	200-900	200-900
» 工作台								
工作台尺寸		mm	1300×1800	1300×2200	1300×3000	1500×2000	1500×2500	1500x3000
工作台承重		t	4	5	7	6	8	10
T 型槽规格 (宽度 x 间距 x 个数)			22×160×8	22×160×8	22×160×8	22×160×9	22×160×9	22x160x9
» 驱动进给								
最大切削速度 X/Y/Z		m/min	12/20/10	12/20/10	12/20/10	12/20/10	12/20/10	12/20/10
快速移动速度 X/Y/Z		m/min	20/24/15	16/24/15	16/24/15	16/24/15	16/24/15	16/24/15
» 主轴								
驱动方式			电主轴	电主轴	电主轴	电主轴	电主轴	电主轴
主轴最高转速		rpm	6000	6000	6000	6000	6000	6000
主轴功率	低档	kW	15/30	15/30	15/30	15/30	15/30	15/30
	高档	kW	22/30	22/30	22/30	22/30	22/30	22/30
主轴扭矩	低档	N.m	318/774	318/774	318/774	318/774	318/774	318/774
	高档	N.m	233/318	233/318	233/318	233/318	233/318	233/318
主轴锥孔			BT50	BT50	BT50	BT50	BT50	BT50
滑枕截面		mm	350×350	350×350	350×350	350×350	350×350	350×350
» 刀库 (选项)								
刀库容量		T	24	24	24	24	24	24
刀柄形式			BT50	BT50	BT50	BT50	BT50	BT50
最大刀具直径 (满刀 / 空位)		mm	Φ110 / Φ220	Φ110 / Φ220	Φ110 / Φ220	Φ110 / Φ220	Φ110 / Φ220	Φ110 / Φ220
最大刀具长度		mm	300	300	300	300	300	300
最大刀具重量		kg	20	20	20	20	20	20
» 精度 (执行标准 GB/T19362.1-2003)								
定位精度 X/Y/Z		mm	0.012/0.012/0.012	0.012/0.012/0.012	0.015/0.012/0.012	0.012/0.012/0.012	0.012/0.012/0.012	0.015/0.012/0.012
重复定位精度 X/Y/Z		mm	0.008/0.008/0.008	0.008/0.008/0.008	0.010/0.008/0.008	0.008/0.008/0.008	0.008/0.008/0.008	0.010/0.008/0.008
» 其它								
电源总容量		kVA	65	65	65	65	65	65
机床重量		t	16	19	24	20	23	26.5
机床外形尺寸 (长 x 宽 x 高)		cm	560×388×420	690×388×420	880×388×420	741×400×432	777×400×432	941×400×432

标准配置 GLUe

1. 数控系统 : 三菱 M80A
2. HISION 电主轴
3. 主轴恒温冷却系统
4. Z 轴液压平衡系统
5. 气动、液压、集中润滑系统
6. 刀具冷却系统
7. 机内自动排屑装置
8. 机外链板排屑装置
9. 机床全防护
10. 三色灯、照明灯
11. 标准附件及相关文件
12. 常用维修工具

* 选项配置请参阅封底二维码

The elevated platform of the machine has to be placed within beam void.

噴霧乾燥機

SPRAY DRYER



生產型
Production Size



實驗型
Laboratory Size

原理介紹 +

利用抽風機以及送風機將加熱並淨化後之空氣，送入機體內，另一組高速旋轉噴霧頭將PUMP送入的溶液、糊狀液，霧化成極小水珠，相互結合熱氣瞬間將液體中的水份蒸發帶走，原有的固型成份經收集器取得，達到直接乾燥的目的。

適用產業 +

科學中藥濃縮製劑、食品肉精粉、果汁粉、奶粉及化工原料生產。

功能 +

將溶液、糊狀液的原料直接乾燥去除水份成細粉。

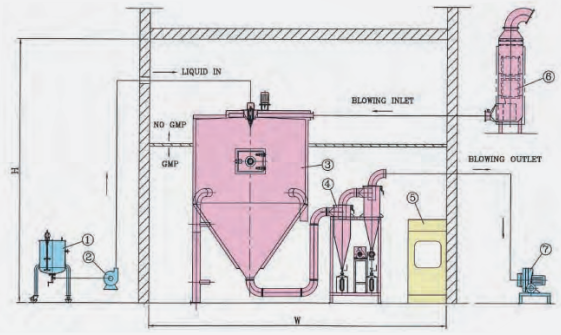
特點 +

- 將溶液、糊狀液的原料直接乾燥成細粉，填加物少。
- 乾燥後不會改變原物料之本質。
- 高濃度及高黏度液體也可乾燥。
- 瞬間乾燥，乾燥時間短。
- 對熱敏感之原料，可保持原料之色、香、味。
- 風量控制採用比例式自動風門控制。
- 控制系統PLC自動控制，亦可選購人機介面控制，操作方便。
- 如有使用有機溶劑可贈購防爆裝置，確保安全性。
- 可因產品特性不同，加裝各項選擇配備，如溫度記錄器、自動清洗系統、除濕裝置...等。
- 設計和製造均合乎cGMP規範及美國FDA要求。

THEORY +

Heated and purified air flows into the column through exhaust and suction fan, use one set of fast rotating spray nozzle to atomize the solution or paste liquid which sent by pump into very small drop, the drop will combine with heated air and moisture be evaporated to get drying purpose. The original solid ingredient will be collected by collector.

流程圖 | FLOWCHART +



1. Solution Tank
2. Pump
3. Granual Body
4. Dirt Collector
5. Control Panel
6. Heater
7. Blowing Machine

APPLICATION +

Chinese herbal medicine, meat seasoning, fruit favored powder, milk powder, chemical raw materials.

FUNCTION +

Dry into powder from the solution or paste liquid.

FEATURE +

- Dry into powder from the solution or paste liquid.
- The original essence of material will not be changed after drying.
- Able to dry high viscosity and concentration liquid.
- Instant dry, short drying time.
- Even for hot sensitive materials, also can retain original color, favor and smell.
- Air volume control is proportional by automatic air gate.
- PLC auto control system or touch screen interface for easy operation.
- Explosion proof system is available for organic solvent process.
- Optional equipment for different product feature.

- Temperature recorder
- CIP auto cleaning system
- Dehumidifier facility

- All the design and manufacture are qualified cGMP standard and FDA requirement.

中型
Medium



規格表 | SPEC

型號 Model	桶身直徑 Diameter of Tank (MM)	產量(L/HR) 依噴霧入水量計算	室內配置尺寸 Size (MM) (W/L/H)
YS-SD-2	800	01-02	1200X1500X2200
YS-SD-5	900	02-05	1500X2000X2500
YS-SD-10	1200	06-10	2000X2600X2800
YS-SD-15	1400	10-15	4500X4500X4000
YS-SD-20	1500	12-20	5000X5000X4500
YS-SD-30	1750	20-30	5000X5500X5000
YS-SD-50	2000	30-50	6000X6000X7000

36TH 周年報慶 專訪

北都發展關鍵年 重大項目續上馬

北都辦丘卓恒：3項目動工 4區規劃諮詢

新聞重點

- 北都辦丘卓恒：今年將推出北都重大項目
- 新田科技城等3個項目申撥款動工、4大區域規劃諮詢
- 今年動工的3新區房屋供應，可提供15萬伙

2024年成為北都都會區發展重要的一年，北都都會區統籌辦事處主任丘卓恒透露，今年就新田科技城等3個項目申請撥款動工，並為4大區域規劃方式進行諮詢，由於涉及土地規模龐大，將會成為最大挑戰。

■本報記者　馮玉萍、余敏欽、潘淑盈

政府成立北都辦任推展北都計劃的整體倡導及統籌角色，丘卓恒被問到今年工作最大挑戰，他指「挑戰在於發展規模大，香港一段時間無發展新區，（今年）在相若時間推出幾個重大項目，影響不同利益、原居民、棕地作業眾多，不是單純土地發展項目，需要不同政策支撐、跟不同部門建立及維持協作關係」。

立即睇：北都辦丘卓恒專訪

3個新區房屋供應 共15萬伙

丘卓恒提及今年將推出的北都重大項目，分別包括3個進入申請撥款及施工階段的新發展區，包括：1. 古洞北 / 粉嶺北餘下階段、2. 洪水橋 / 廈村第2期、3. 新田科技城；以及4個新區，包括：1. 流浮山、2. 新界北新市鎮、3. 牛潭尾、及4. 馬草壟（4區涉及逾1,700公頃土地），將會公布初步規劃構思並進行諮詢。

據資料顯示，今年進入動工階段的3個新區在房屋供應方面，合計可提供15萬伙供應，其中洪水橋亦會提供逾2,100萬平方呎的商業樓面，一半集中市中心位置。而另一個產業主導的新田科技城，涉及300公頃，近一半面積撥作創科用途，屬於過去發展新區少有的舉措，提供逾7,500萬平方呎產業樓面面積，相當於17個科學園規模。

流浮山打頭陣 拓科技生態遊

至於4個進行土地用途諮詢的新區，將會由流浮山「打頭陣」，丘卓恒透露，該區位於洪水橋北面，作為洪水橋擴展區角色，產業定位則分別作為數碼科技、以及生態旅遊產業。

規模最大則為涉及1,500公頃的新界北新市鎮，特別在於擁有3個口岸，包括羅湖、文錦渡、及香園圍，他指出在這條件下，可以發展與口岸相關產業包括跨境金融、跨境醫療或口岸消費等，亦有空間發展新興產業，例如食品科技、環境工業，先進製造業。同時亦會在區內打造北都大學教育城一部分。

牛潭尾則有潛力發展高等教育，可以發展與科研有關的高等教育，推動「產、學、研」合作；而古洞北北面的馬草壟，則可作為支援河套港深科創園區的居住社區。

同時，北都基建亦有部分已經進入建設階段，包括今年動工的洪水橋站有望2030年通車，而北環綫古洞站已經動工，預計2027年通車，整條北環綫則預計2034年完成。丘卓恒稱，北環綫對北都發展發揮重大作用，除了服務途經的新田科技城及牛潭尾外，亦連接起東鐵綫跟屯馬綫形成一個環狀系統，對於整體運力及路綫彈性有相當大提升。

對於政府在財政及人手上，如何落實大規模收地及開展工程。丘卓恒表示，在收地上政府已經預留資金，最終視乎立法會批出撥款，「政府會在顧及整體公共財政的可持續性情況下，按序推展這些項目，財政司司長已成立一個大型項目融資委員會審視會否有其他融資方案以幫助推展。」



北都今年進入動工階段的3個新區在房屋供應上，合計可提供15萬伙。（梁鑑章攝）



北部都會區統籌辦事處主任丘卓恒表示，今年是北都區發展重要的一年，涉及土地規模龐大，將成為最大挑戰。（梁鑑章攝）

丘卓恒言論重點

談北都發展

- 香港一段時間無發展新區，（今年）推出幾個重大項目，影響眾多不同利益
- 在收地上政府已經預留資金，會顧及公共財政可持續性按序推展項目
- 北都不是單純土地發展項目，需要不同政策支撐
- 古洞北/粉嶺北等3個項目今年進入撥款及施工階段，同時會就流浮山等4個新區進行規劃諮詢

談北都基建規劃

- 北環綫發揮重大作用，連接起東鐵綫跟屯馬綫形成環狀系統，整體運力相當大提升

談北都原址換地

- 不成功的個案外在情況使然，最重要是提供一個平台給市場參與
- 不停地檢視改善機制，未來新發展區進行原址換地仍然相當有前景
- 容每一幅產業用地都會提供原址換地，需要顧及政策因素及地皮位置

北都都會區資料

範圍	整個元朗及北區
面積	3萬公頃
目標房屋供應	90.5萬至92.6萬伙（包括現有39萬伙）
可容納人口	約250萬
定位	產業帶動、國際創科新城

執行時間表

2024年或之前	為所有新土地發展項目建議土地用途及發展方案
2027年或之前	為所有主要發展項目啟動收地程序
2032年或之前	4成新發展土地完成平整及4成新增單位落成

地政總署每年收地情況



*市場消息　資料來源：地政總署及市場消息

北都3個申請撥款動工項目

地區	① 洪水橋/廈村第二期	② 新田科技城（港深創科園以外地區）*	③ 古洞北/粉嶺北餘下階段
發展面積（公頃）	263	540	247
房屋單位（伙）	3.64萬	5.0萬至5.4萬	約6.5萬
新增人口（人）	9.85萬	14.7萬至15.9萬	約17.4萬
工商業/產業樓面（平方呎）	約5,000萬	7,535萬	約1,260萬
最新情況	正向立法會申請292億元撥款進行土地平整及基建	下半年展開收地，年底展開第一階段土地平整及基建工程	已宣布就餘下階段收地109公頃，並且展開土地平整及基建工程

*整區規模，今年只涉及第1期



4個提出規劃方案

地區	④ 流浮山、尖鼻咀及白泥	⑤ 牛潭尾	⑥ 馬草壟	⑦ 新界北新市鎮和羅湖/文錦渡
面積（公頃）	有待公布	129	68	約1,500
房屋單位（伙）	6.25萬至7萬	有待公布	1.2萬至1.35萬	有待公布
定位	洪水橋/廈村擴展部分、金融科技及生態旅遊	高等教育	古洞跟河套之間的聯繫區域	口岸相關產業、先進創造業及北區教育城等

資料來源：北都發展策略、北都行動綱領及其他政府文件等

寬申請機制 「原址換地仍有前景」

入場收地

古洞北 / 粉嶺北6宗換地（補地價）告吹，政府入場收地。北都辦主任丘卓恒表示，屬於外在情況使然，認為在放寬申請機制後未來原址換地機制仍有前景，又稱未必開放所有產業用地予換地，政府或保留策略性位置。

「（原址換地）最重要是提供一個平台，一個可行的制度。」丘卓恒指出，新發展區收地屬於政府的基本盤，容許原有地主申請換地是政府樂見，希望提供平台促進私人參與。

市況波動下 補價各有看法

他指出，在一個市況較為波動、息口高企時間，發展商對補地價水平看法，跟政府專業估價師看法有不同，屬於外在情況使然。

隨着政府早前調整機制，容許擁有9成私人農地業權的發展商亦可原址申請，由政府動用公權力收回餘下的第三方土地。丘卓恒相信，有關改動對於處理原址換地申請有幫助，目前古洞北 / 粉嶺北仍有2宗申請受惠於政策，因此仍在處理換地當中，強調政府提供的平台會不停地檢視改善，「在種種放寬下，未來不同新發展區進行原址換地仍然相當有前景。」

至於今次政府亦放寬原址換地可以由私人住宅，寫字樓用地，擴展到物流、創科等產業用地，丘卓恒指，申請門檻細節需要跟相關政策局去討論。不過他又指出，原則上擴展到所有產業用地，但並不代表每一幅產業用地都會拿出來可作原址換地申請，需要顧及政策因素及地皮位置。

■本報記者　余敏欽

港未來發展重頭戲 需創新思維

工作挑戰

上任北都辦主任半年時間，丘卓恒形容這份是對香港未來發展有意義的項目，工作上需要創新思維，思考不同政策的可能性，同時擔任政策統籌職能，需要接觸不同界別、不同範疇的工作。

接觸各界 聽意見豐富思維

「北都是一個大型項目，而且是對香港未來發展有意義項目。」丘卓恒稱，北都辦工作的特別地方在於需要一些創新空間，可以嘗試跟過往不同的做法，例如過去政府設施是政府興建、政府營運，未來有否空間可以由商業營運，引用啟德體育園屬於好例子，可以注入商業成分做到一個公私營合作模式（Public-Private Partnership，PPP）。

又例如，早前提出修訂北都新區原址換地申請機制，可以由申請人興建新區周邊的設置、路段、公園，甚至是適合的康體設施，過往亦有類似的機制，但未來可否比較着力使用，令到這些社區設施提供時間提早。「政策可能性好多，要開放考慮不同方案，平常向外不止單方向宣講（北都計劃），亦是聽意見豐富思維」。

北都辦另一個特色在於屬於政策統籌職能，丘卓恒稱，雖然只是一個小小辦公室，只有30人左右，但需要多接觸不同界別、不同政策範疇的工作，例如產業規劃需要對創科有所理解，物流規劃需要對口岸運作有所理解，亦要跟內地溝通、交往，觀摩內地的發展模式及經驗。

■本報記者　余敏欽

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