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

SUPPORTING PLANNING STATEMENT

June 2026

Applicant:
Ample Skill Limited

Consultancy Team:
KTA Planning Limited
AGC Design Limited

S3187_PS_V01

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 max. BH of 65m 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 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 77.25m (+12.25m & +18.85%) 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 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」）。已核准方案的最高建築物高度為65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77.25米(增加12.25米及18.85%)，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 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 77.25m (+12.25m & +18.85%) 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*".

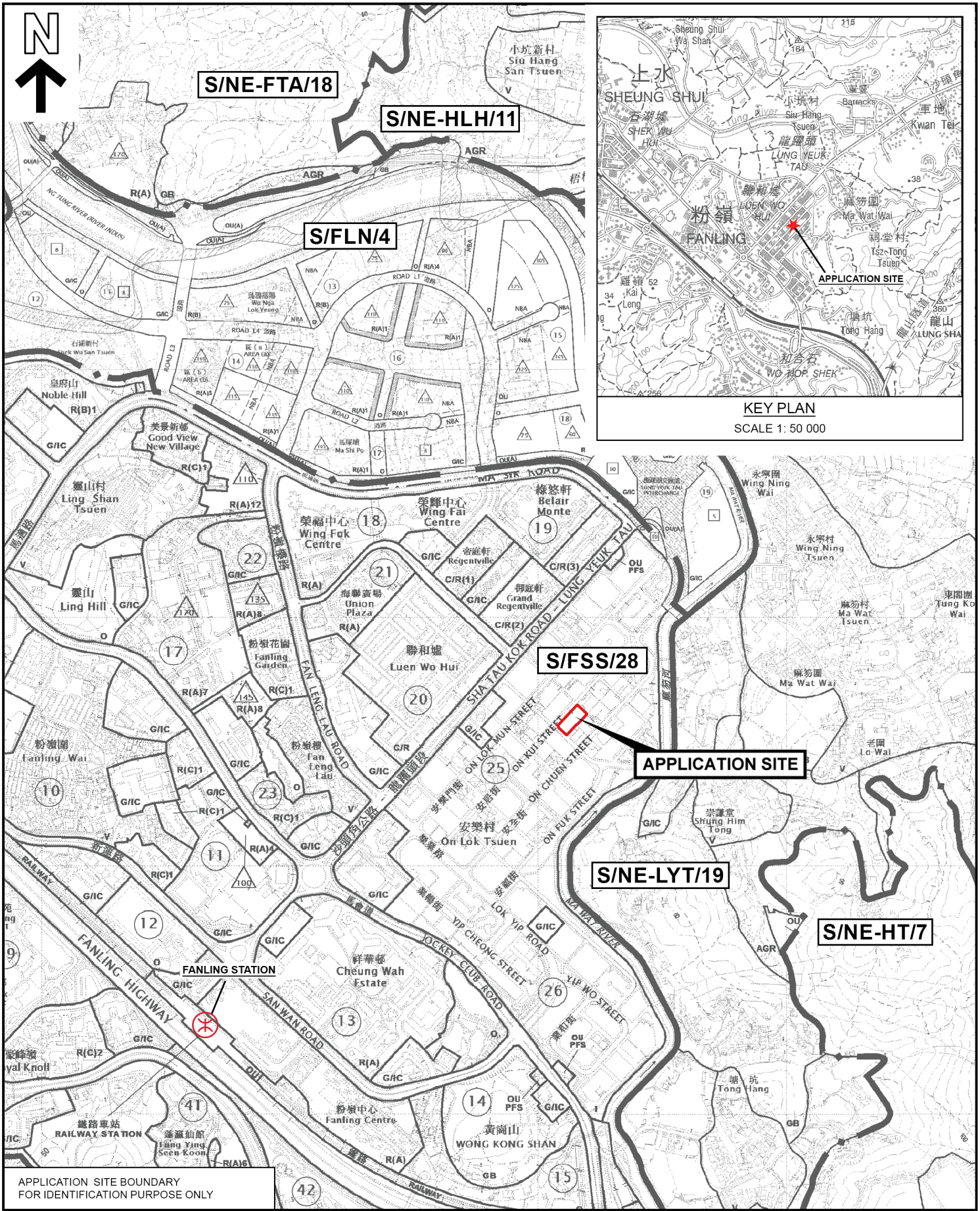
2.4.3 Any developments are subject to a maximum plot ratio ("PR") of 5 and a maximum building height of 65 metres (excluding basements) on land designated "Industrial" at Planning Areas 25 and 26 (On Lok Tsuen Industrial Area). 'Industrial Use' and 'Public Vehicle Park' are Column 1 uses, which is always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

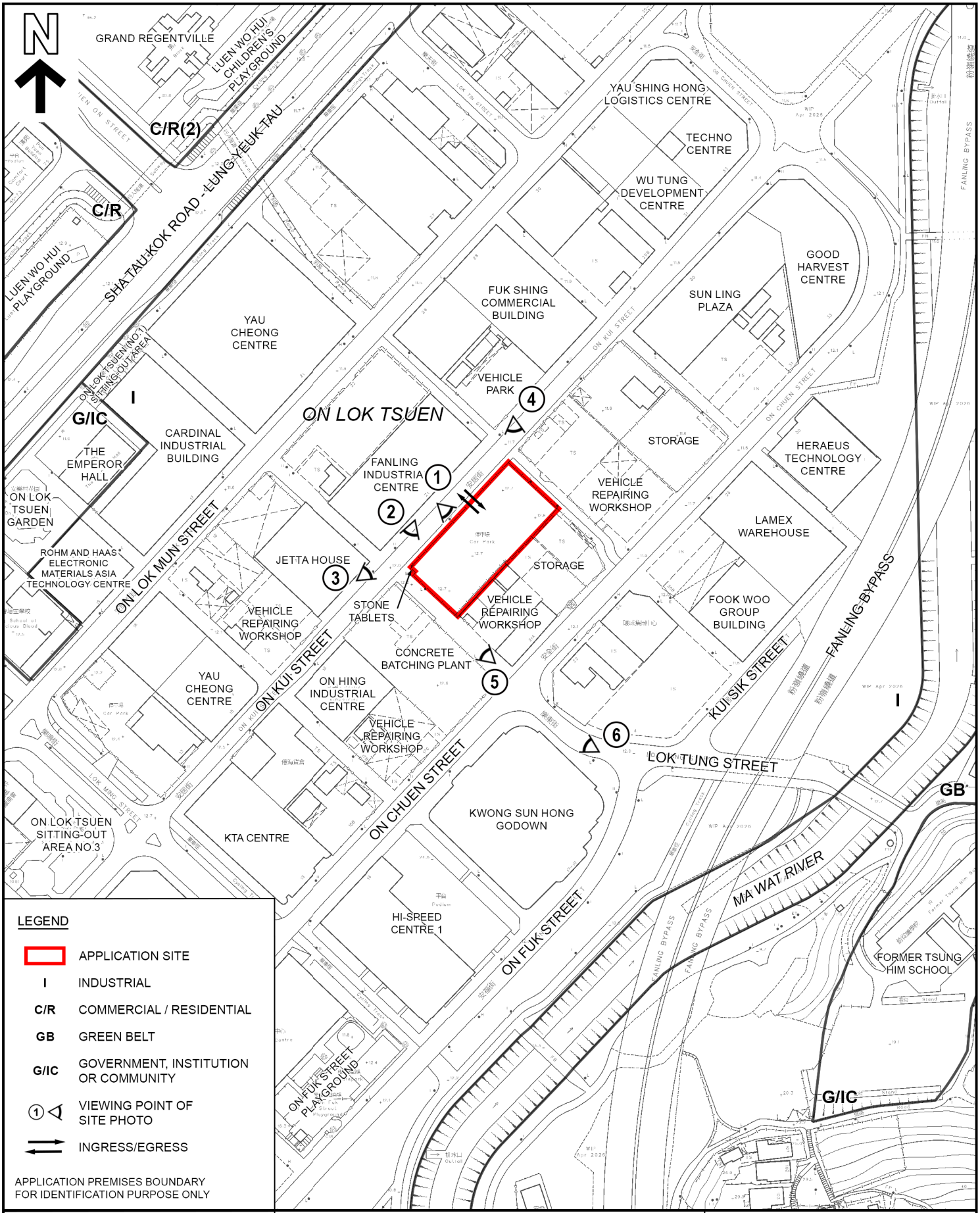
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

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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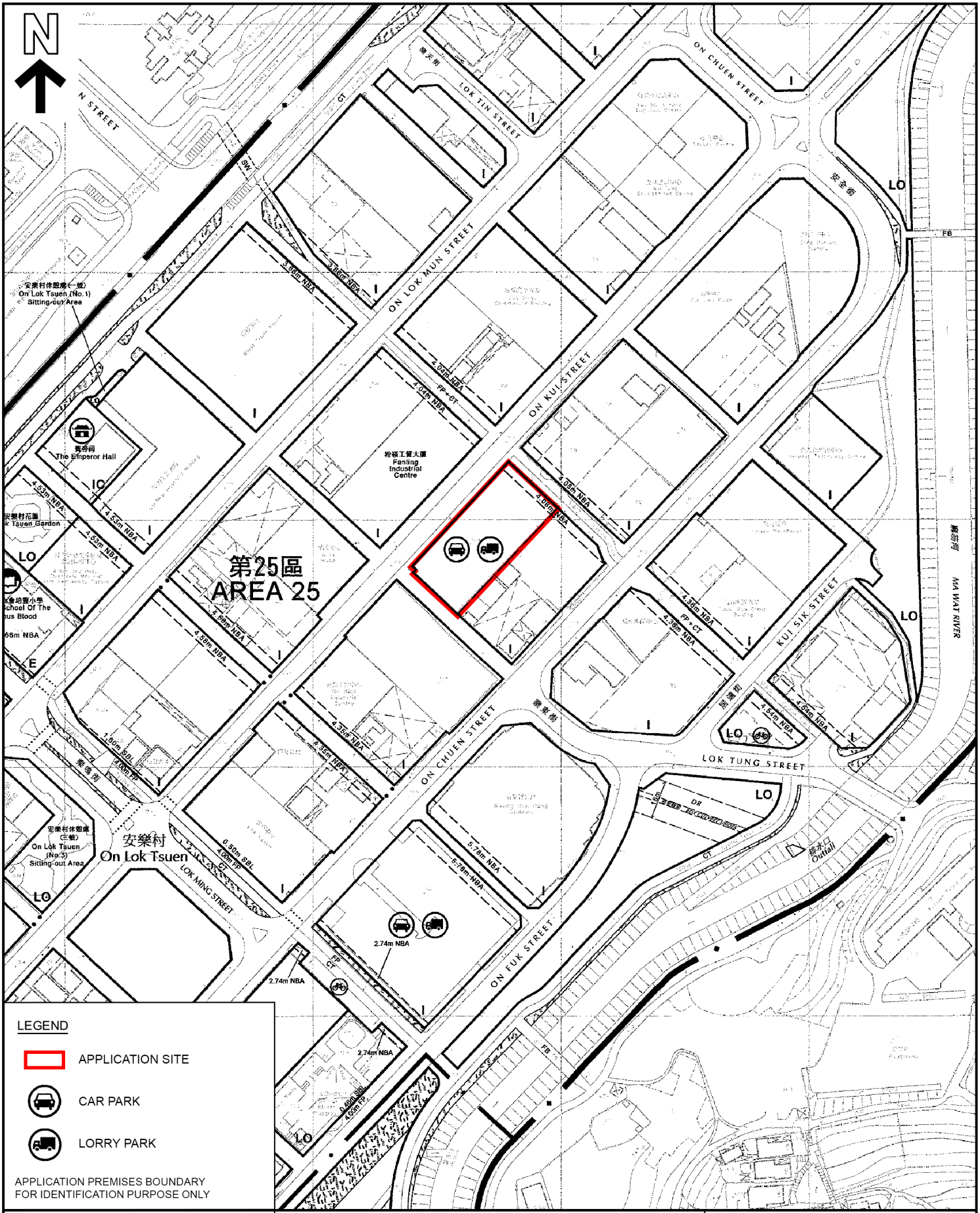
SITE PHOTOS

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: 17.6.2026



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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

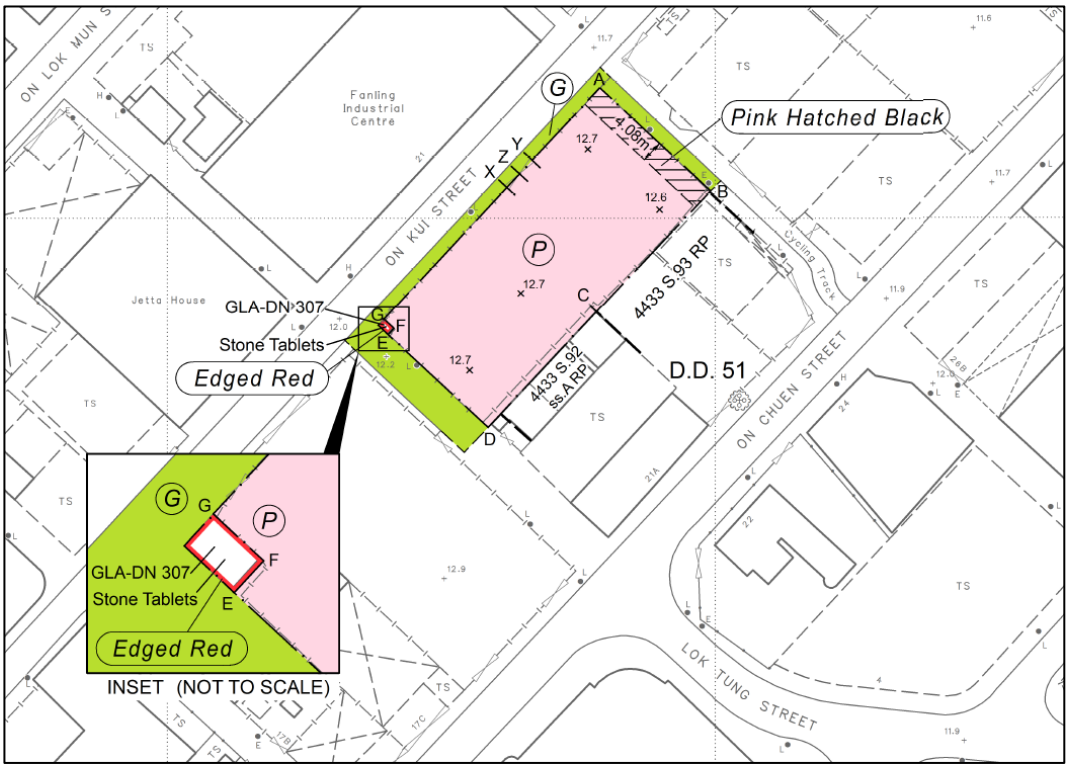
DATE: 24.6.2026

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 plot ratio of 5, the Proposed Scheme will yield a total gross floor area (GFA) of not more than 8,156.5m². The Proposed Scheme involves a minor relaxation of the BH restriction from 65m to 77.25m due to the relocation of the basement carpark to above ground. 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 and ***Appendix 1*** for the indicative master layout plan and section plan.

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
Total GFA(1)	About 8,047.464m^2	Not more than 8,156.5m^2	No change
Building Height (main roof) (excluding basement)	About 65m excluding basement (+76.85mPD)	Not more than 77.25m (+89.1mPD)	+12.25m (18.85%)
No. of Blocks	1	1	No change
No. of Storeys(2) - *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 parking spaces)* *5* *20*	*25 (incl. 1 accessible parking spaces)* *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 parking spaces)* *1* *6* *2* *3*	*9 (incl. 1 accessible parking spaces)* *1* *6* *2* *3*	No change

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. 10/2025*, 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 12.25m (excluding basement). If the actual BH of the development includes the basement level (i.e. 70m), the increase in BH will be 7.25m (10.4%).

Figure 3.1 Diagrammatic Section of the Approved GBP Scheme

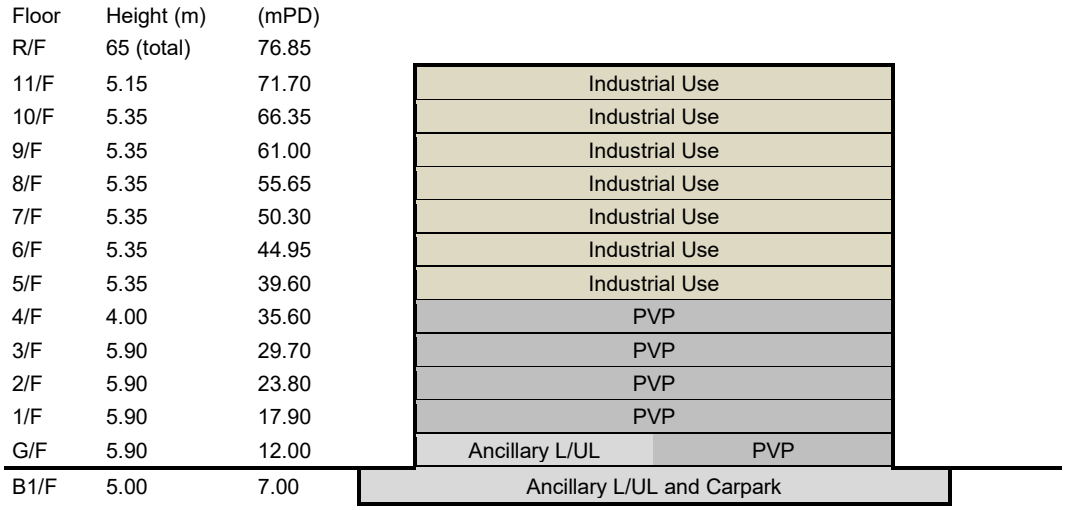
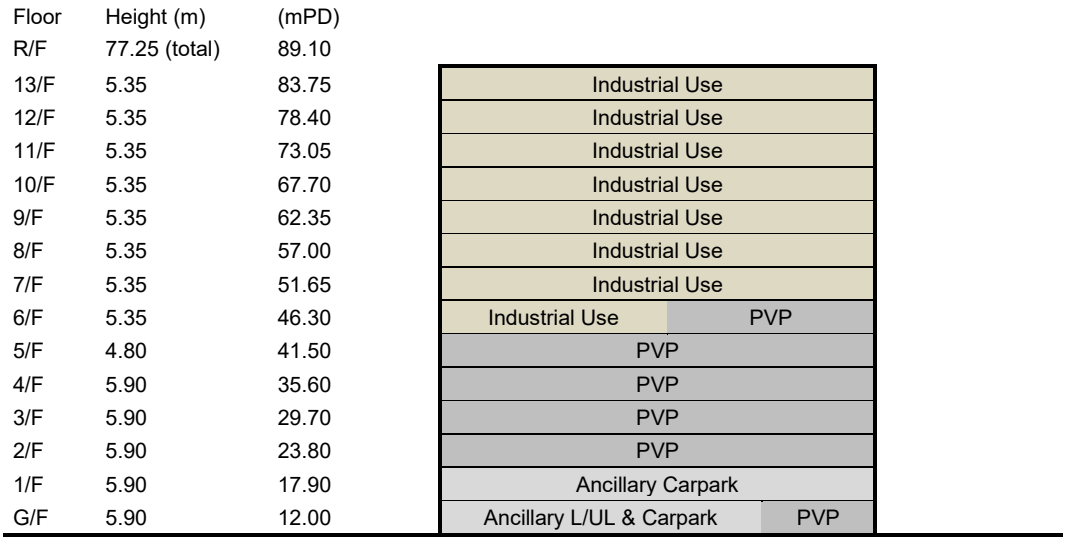


Figure 3.2 Diagrammatic Section of the Proposed Scheme



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 floor height for industrial use floors (i.e. 5.35m).

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 There is no setback requirement under the Approved OZP. As mentioned in Sections 2.5 and 2.6, the proposed development is required to setback 4.08m from its northeastern boundaries to maintain the NBA stipulated on the Adopted Layout Plan and lease document. Other than that, there are no setback requirement on other sides under the Adopted Layout Plan and lease document.

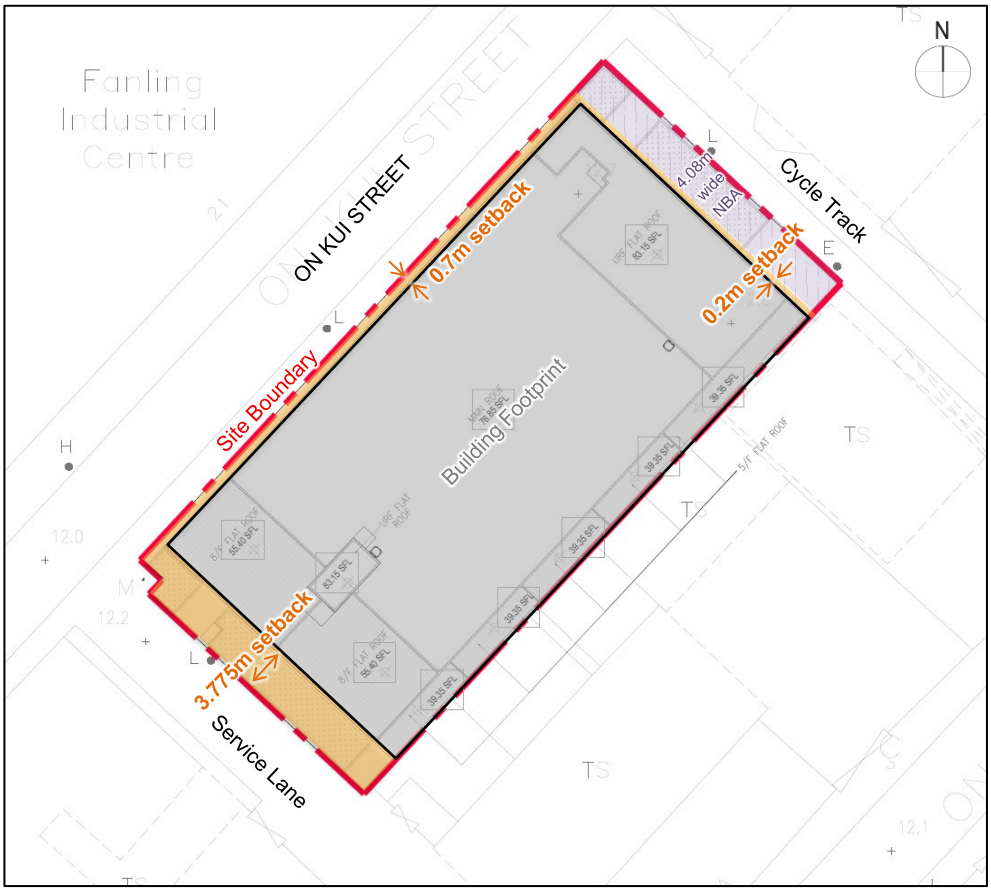
3.3.3 To improve street environment, enhance air ventilation and visual permeability, the Proposed Scheme has provided additional building setbacks fronting public passageway:

1) A setback of about 3.775m along the footpath to the southwest of the Site;

2) A setback of about 0.7m along On Kui Street to the northwest of the Site; and

3) A further setback of 0.2m from the 4.08m wide NBA to the northeast of the Site.

Figure 3.3 Location of Additional Building Setbacks



3.3.4 These setback areas will be utilised as green buffer to create a more spacious pedestrian realm.

Abundant and High-quality Greenery

3.3.5 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[1] 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.

3.3.6 The Proposed Scheme has also introduced a total of 168m^2 vertical green[2] 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.

3.3.7 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



[1] 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.

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

Figure 3.5 Artist Impression Viewing from the West of the Site



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

4.2.1 The Tree Preservation and Removal Proposal ("TPRP"), enclosed in ***Appendix 3***, 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. All 24 nos. existing trees within the 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 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.

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 Proposed Building Height Relaxation is Minor and Reasonable

5.2.1 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).

5.2.2 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 70m while the BH of the Proposed Scheme with aboveground carpark is 77.25m (+7.25m) only.

5.2.3 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.

5.2.4 Despite this application seeks to relax the BH from 65m to 77.25m (+12.25m or 18.8%, it is indeed for a typical industrial development with a PVP having similar scale as the industrial development.

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

5.3.1 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.

5.3.2 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.

5.4 No Significant Impact in Visual Aspects

5.4.1 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.

5.5 No Other Technical Impacts Anticipated

5.5.1 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 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

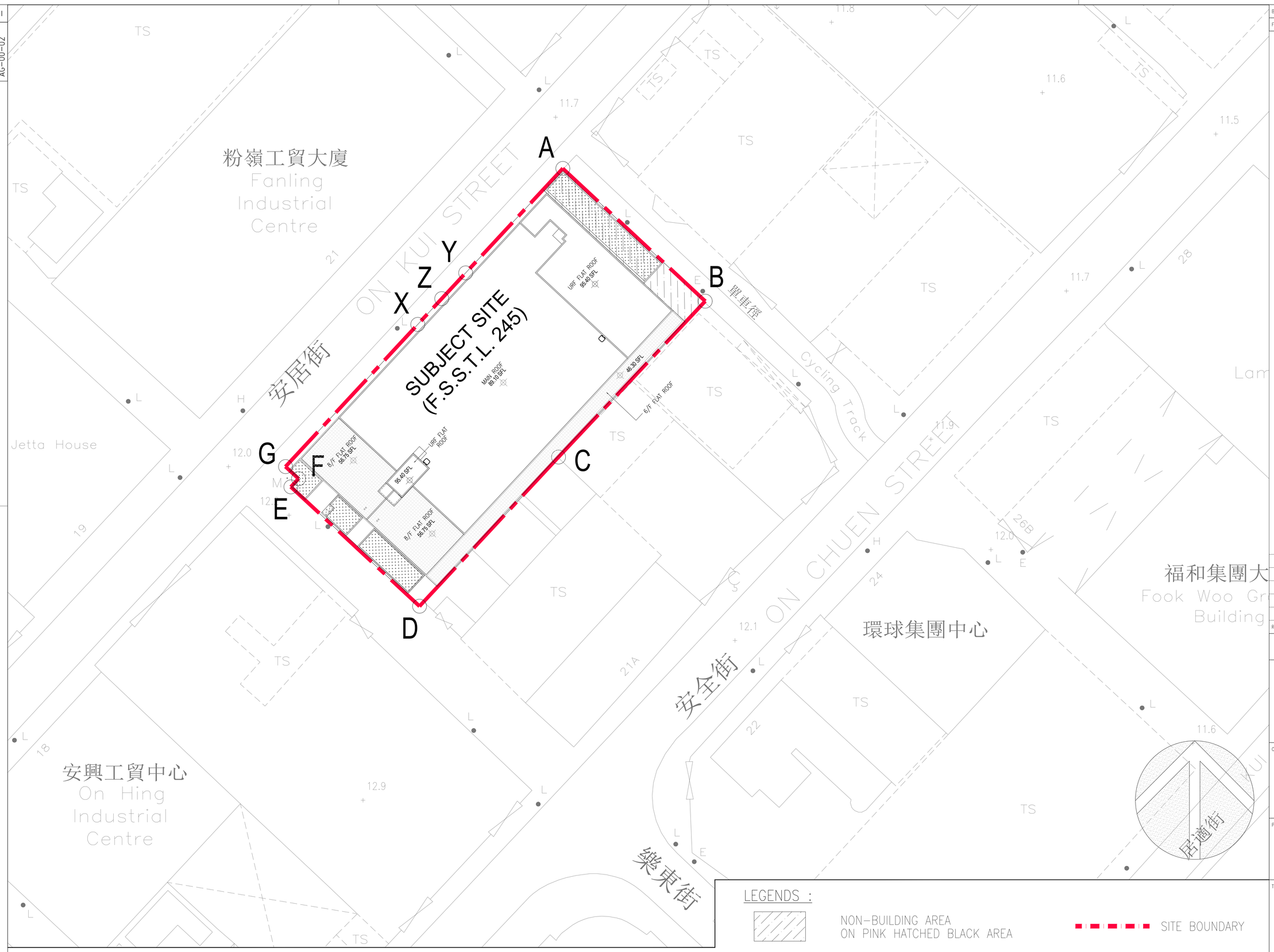
Schematic Architectural Drawings

REV I

DRAWING NO AG-00-02

BD REF : BD 2/9051/22

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LEGENDS :

NON-BUILDING AREA ON PINK HATCHED BLACK AREA

SITE BOUNDARY

1 / - MASTER LAYOUT PLAN
1:250 @A1

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–	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(UWC)\Section 16 Submission\AG-00-01.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-00-02
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PROJECT NO. J684

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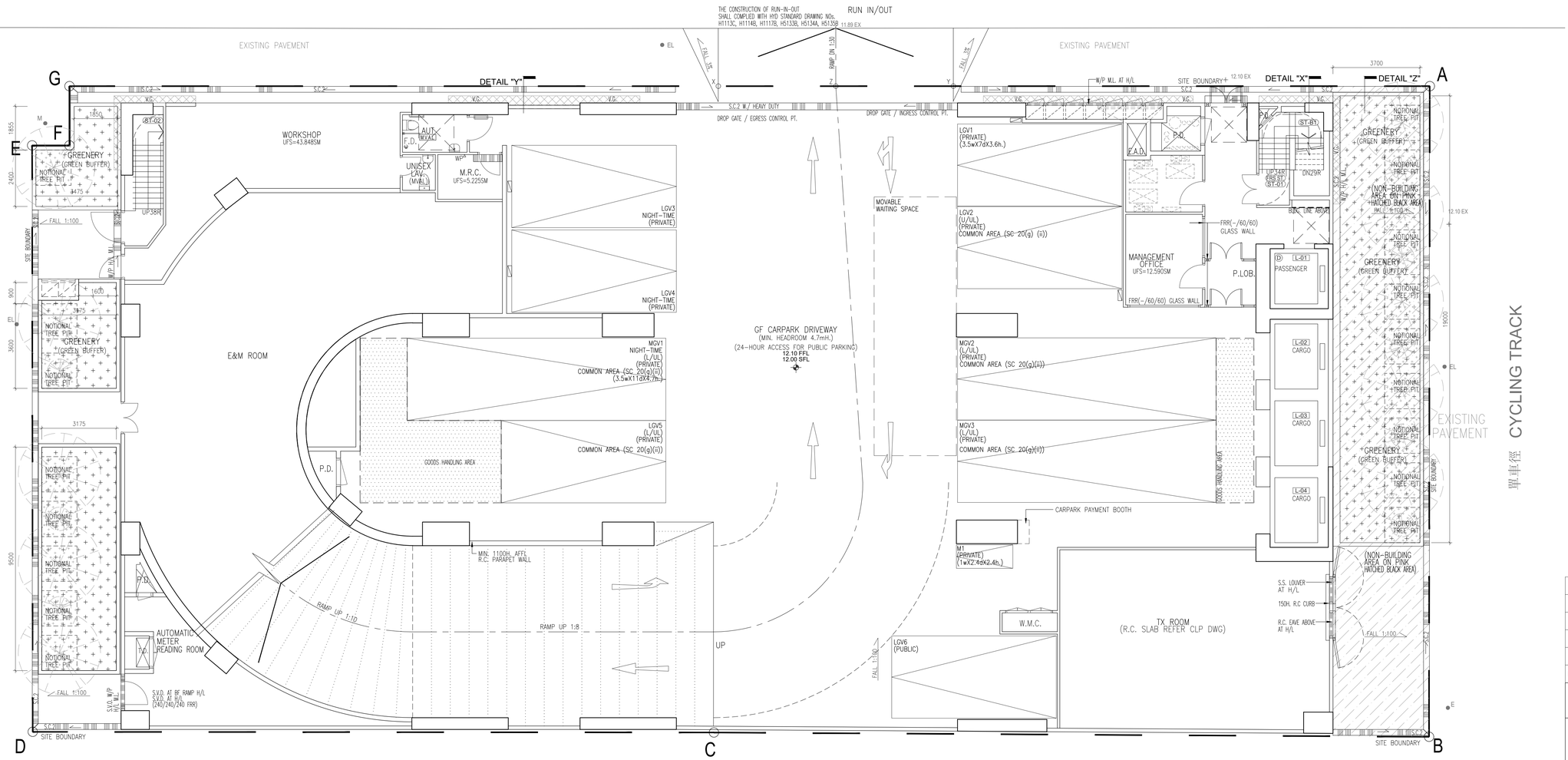
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BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>

EXISTING PAVEMENT

安居街 ON KUI STREET



1 / - GROUND FLOOR PLAN

1:100 @A1

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TITLE

GROUND FLOOR PLAN

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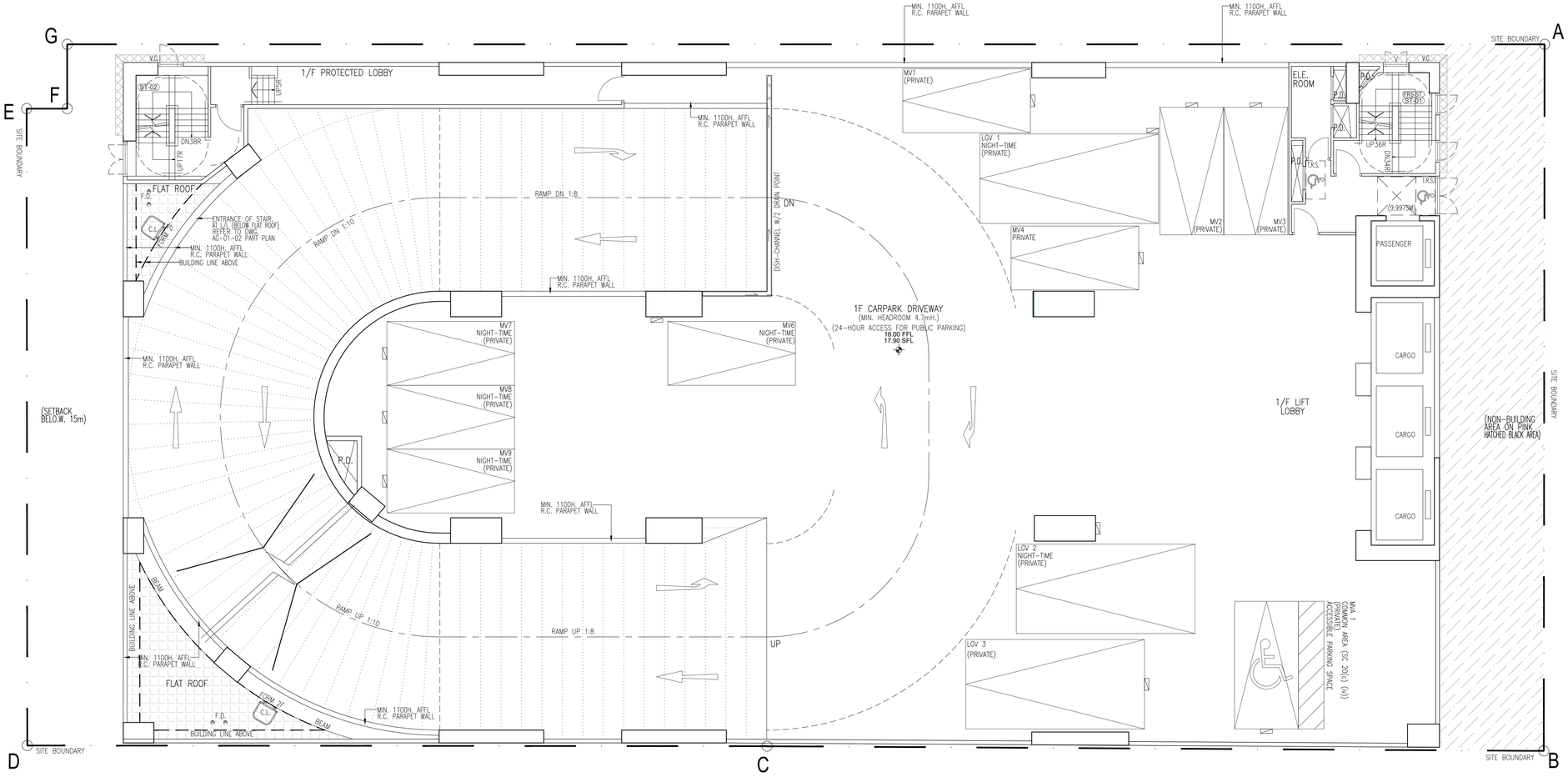
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1 / - FIRST FLOOR PLAN

1:100 @A1

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TITLE

FIRST FLOOR PLAN

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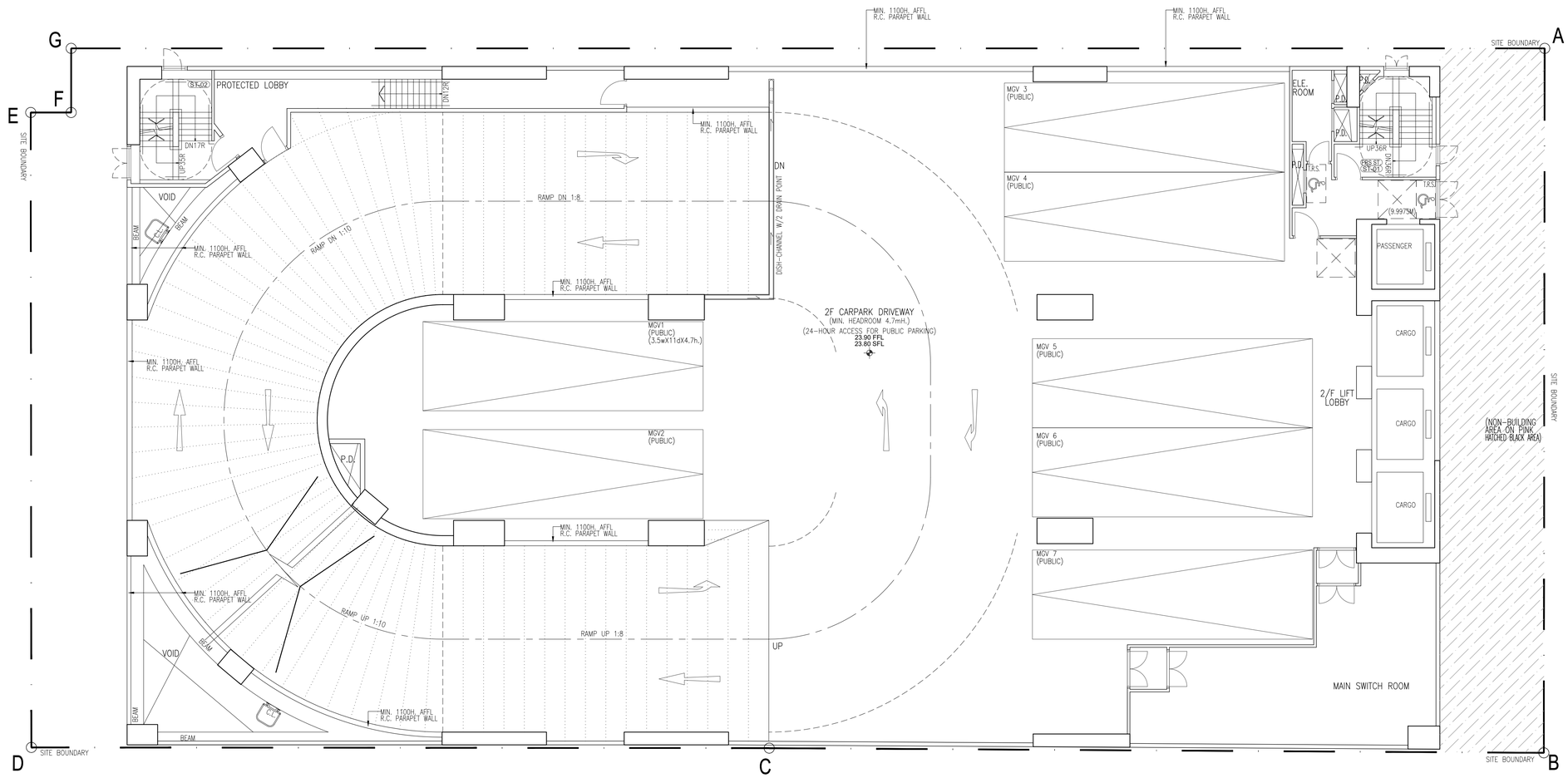
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1 / - SECOND FLOOR PLAN

1:100 @A1

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TITLE

SECOND FLOOR PLAN

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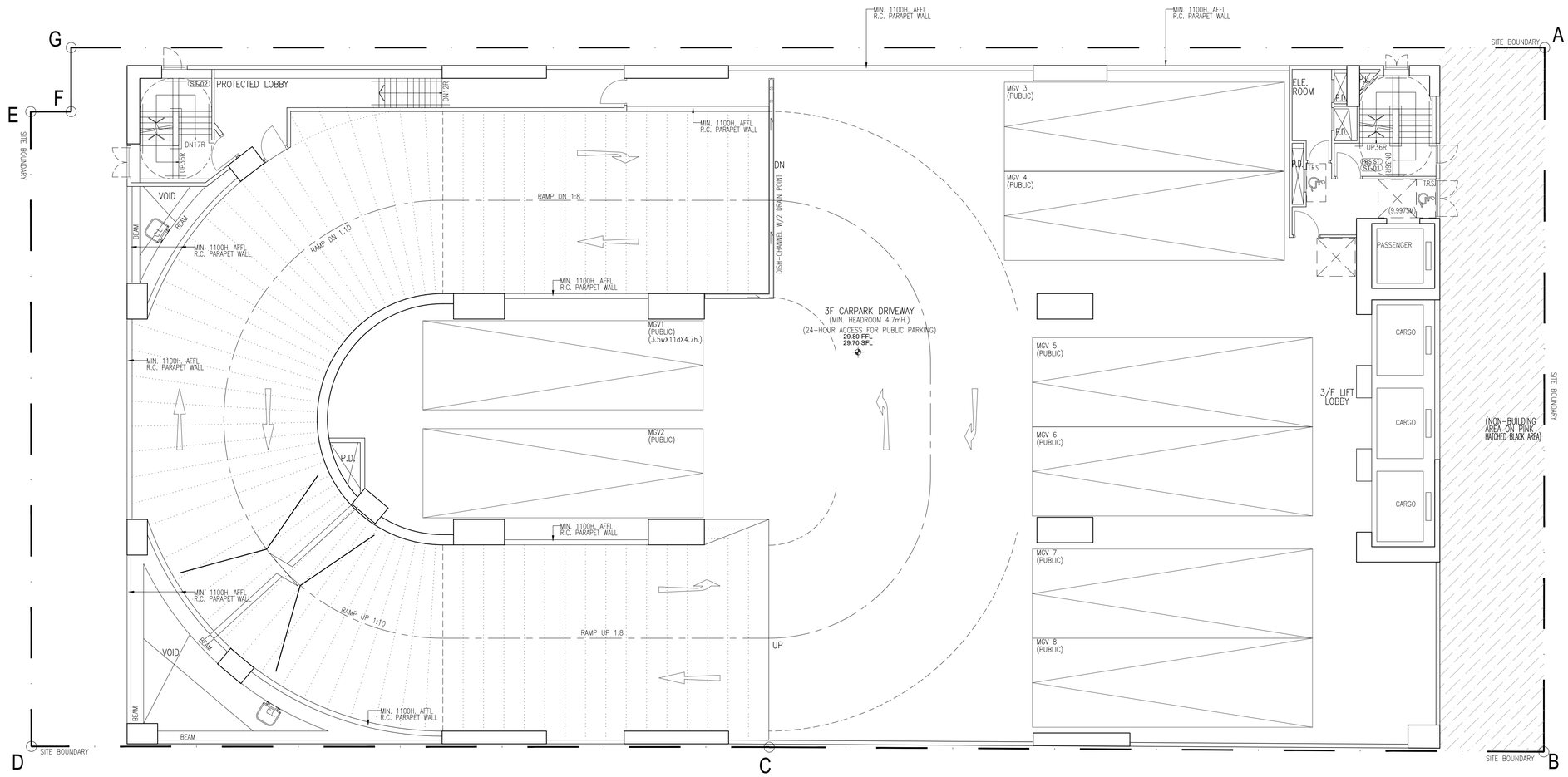
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1 / - THIRD FLOOR PLAN

1:100 @A1

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

TITLE

THIRD FLOOR PLAN

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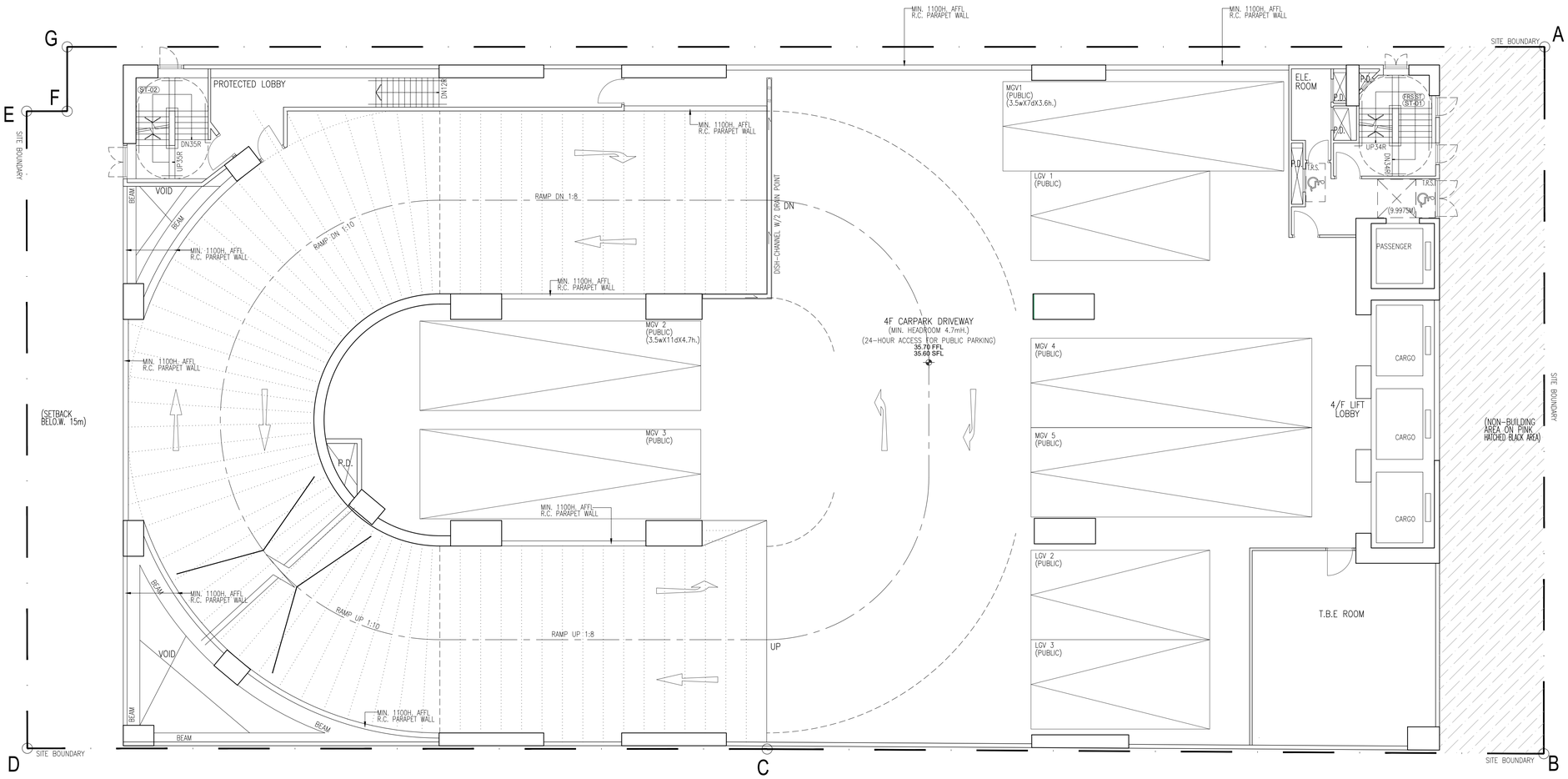
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1 / - FOURTH FLOOR PLAN

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TITLE

FOURTH FLOOR PLAN

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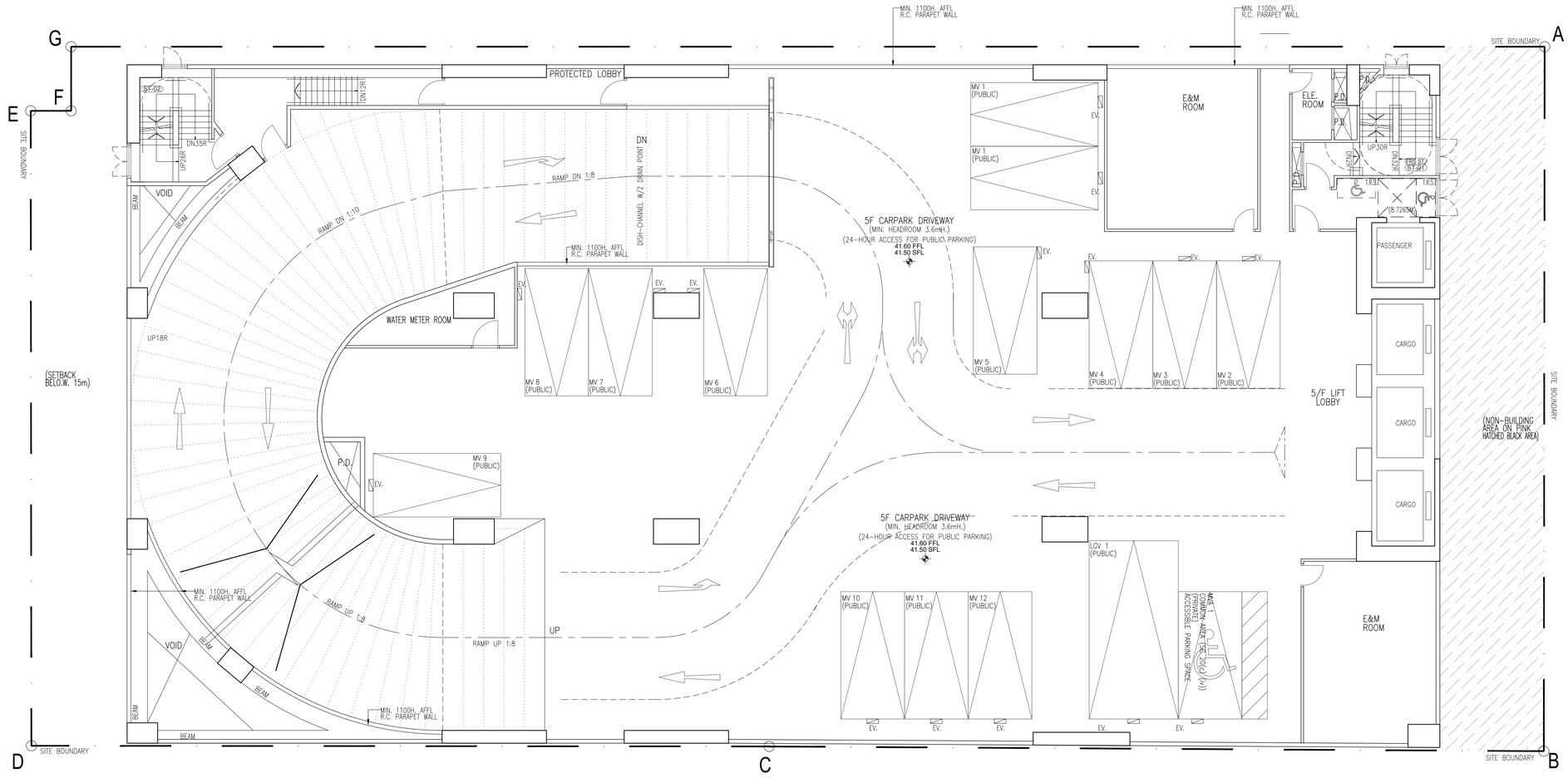
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FSD REF : FP 8/31744 <15>



1 FIFTH FLOOR PLAN
- 1:100 @A1

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TITLE

FIFTH FLOOR PLAN

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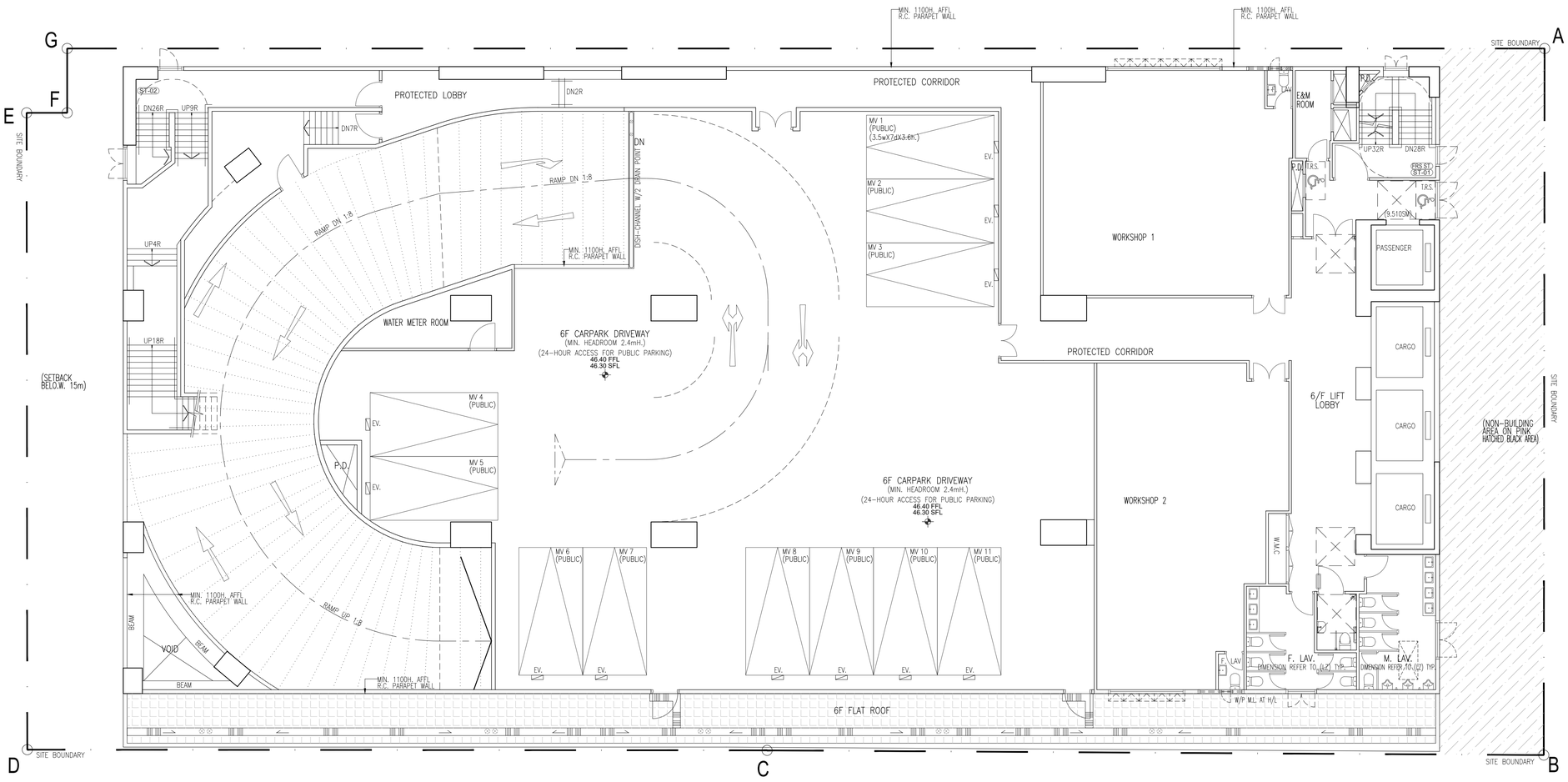
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FSD REF : FP 8/31744 <15>



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1 / - SIXTH FLOOR PLAN

1:100 @A1

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

TITLE

SIXTH FLOOR PLAN

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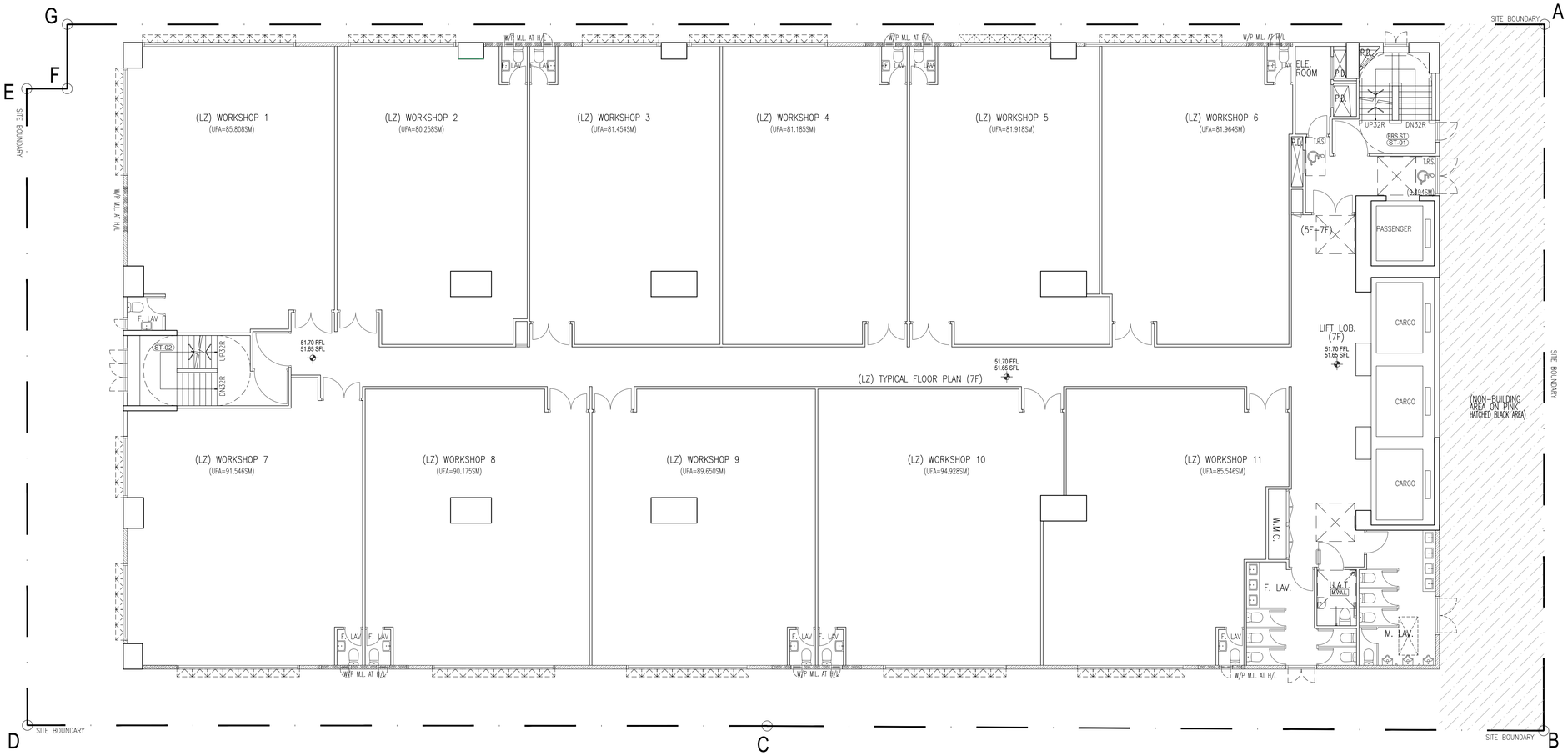
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REV I

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BD REF : BD 2/9051/22

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

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TITLE

LOW ZONE FLOOR PLAN
(7TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	K:\J684 Fanling\DWG\Section 16 Submission\AG-01-07_7F.dwg
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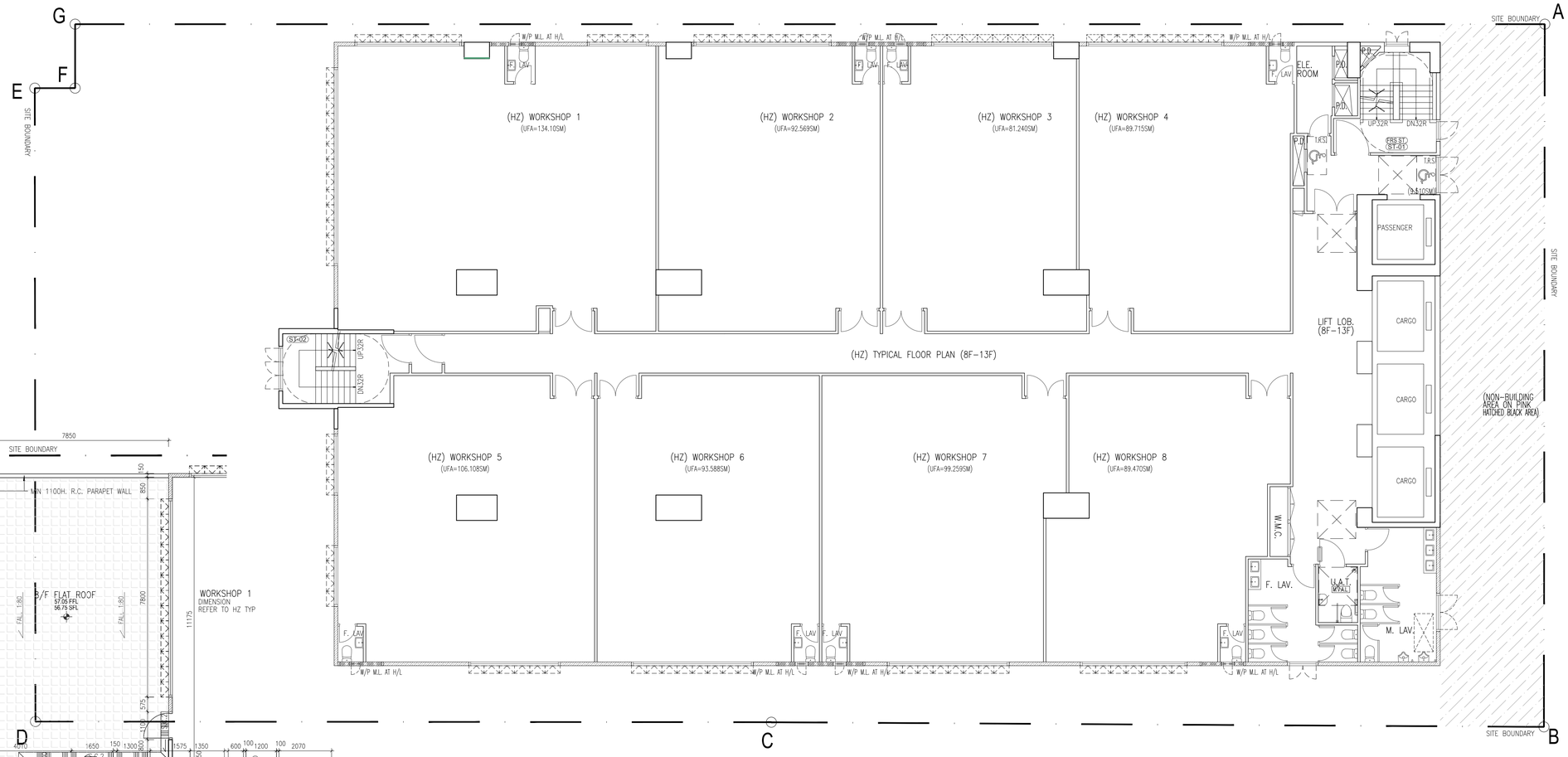
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Proposed Development of
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TITLE

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

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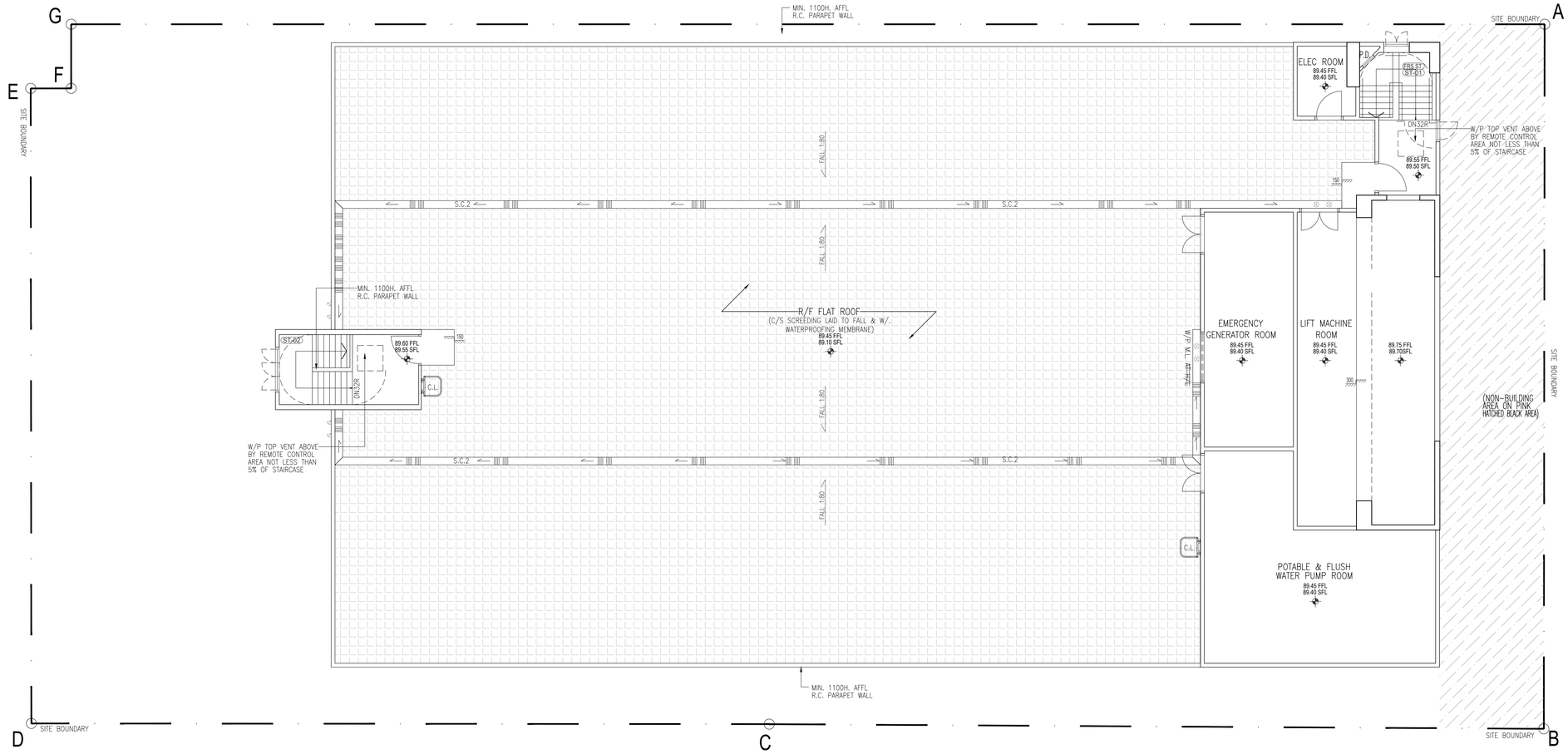
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1 / - ROOF FLOOR PLAN
1:100 @A1

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TITLE

ROOF FLOOR PLAN

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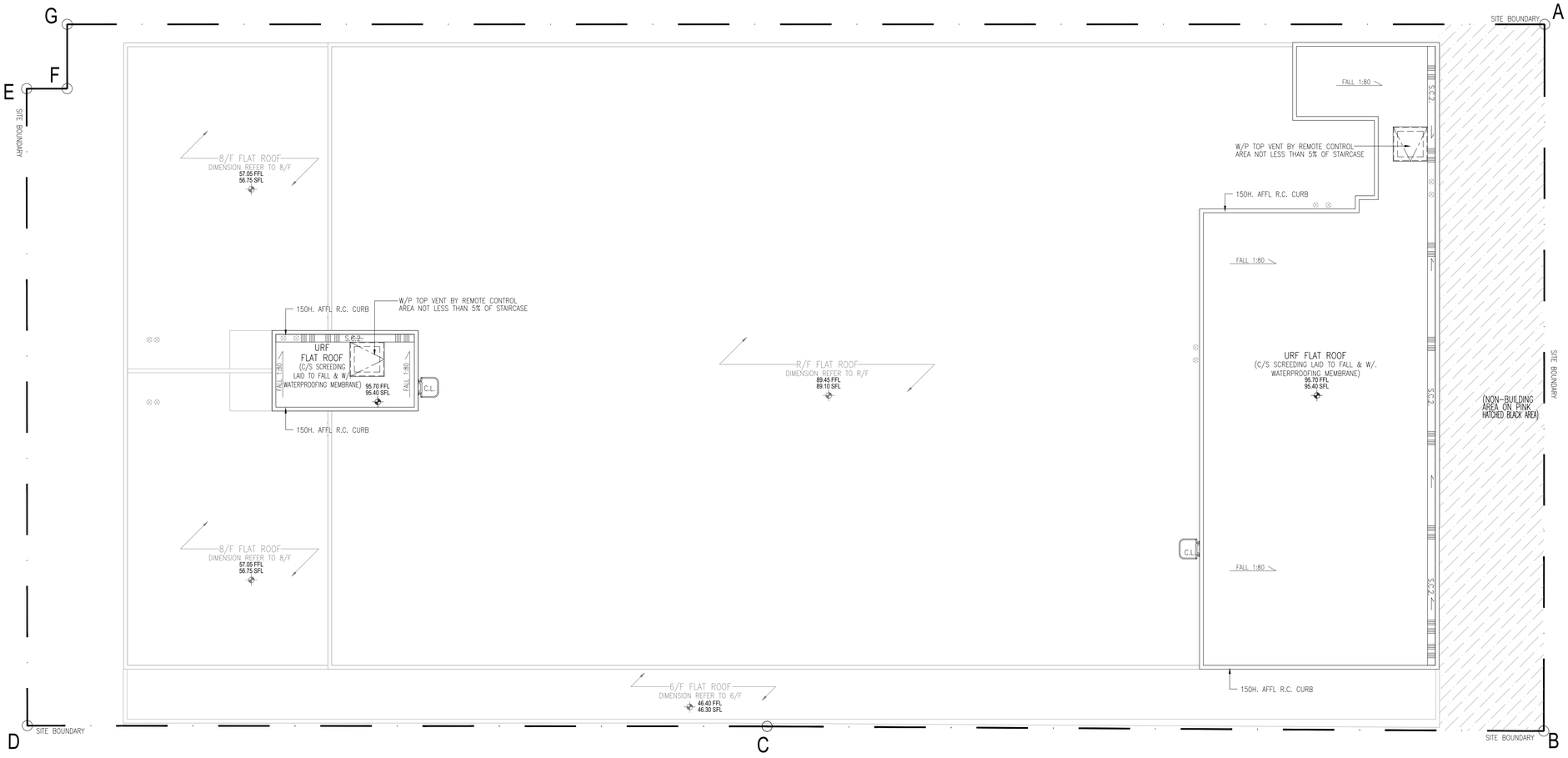
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REV I

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1 / - UPPER ROOF FLOOR PLAN

1:100 @A1

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PROJECT

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

TITLE

UPPER ROOF FLOOR PLAN

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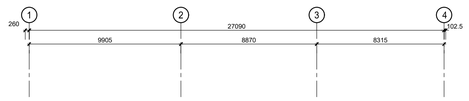
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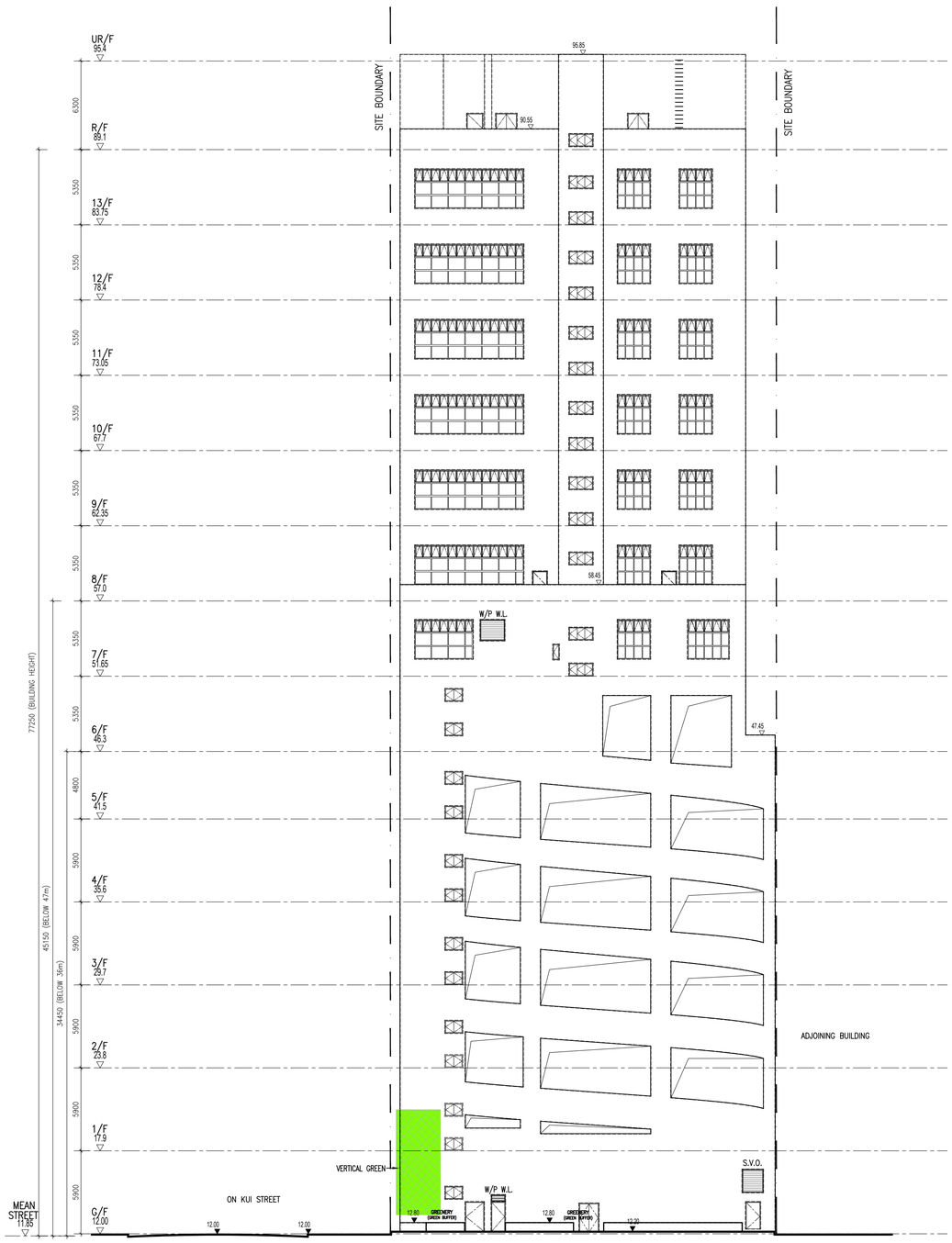
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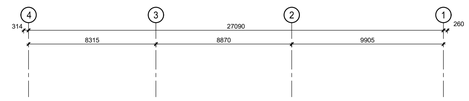


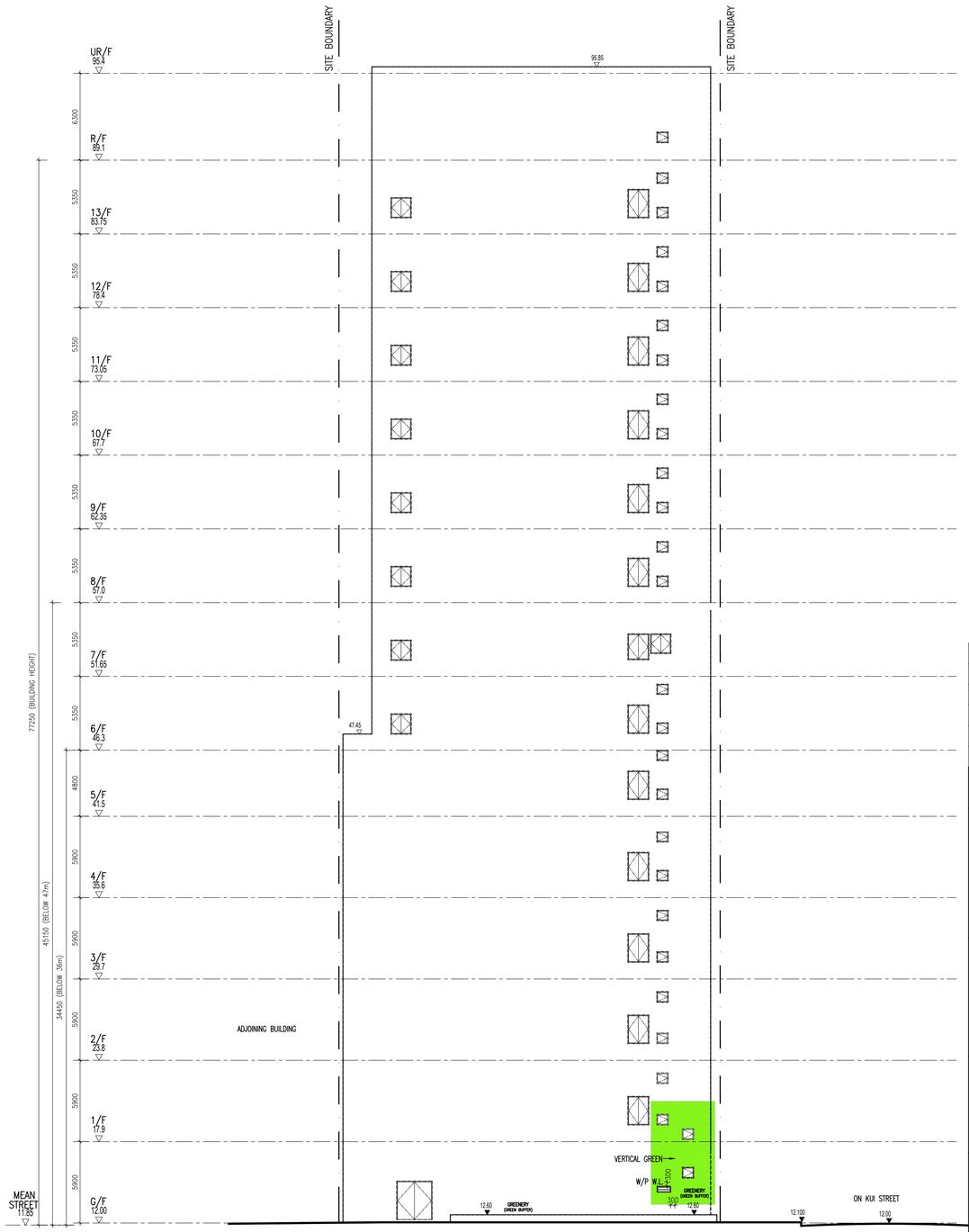


A
-

ELEVATION A

1:200 @A1





B
-

ELEVATION B

1:200 @A1

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PROJECT

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

TITLE

ELEVATION A & B

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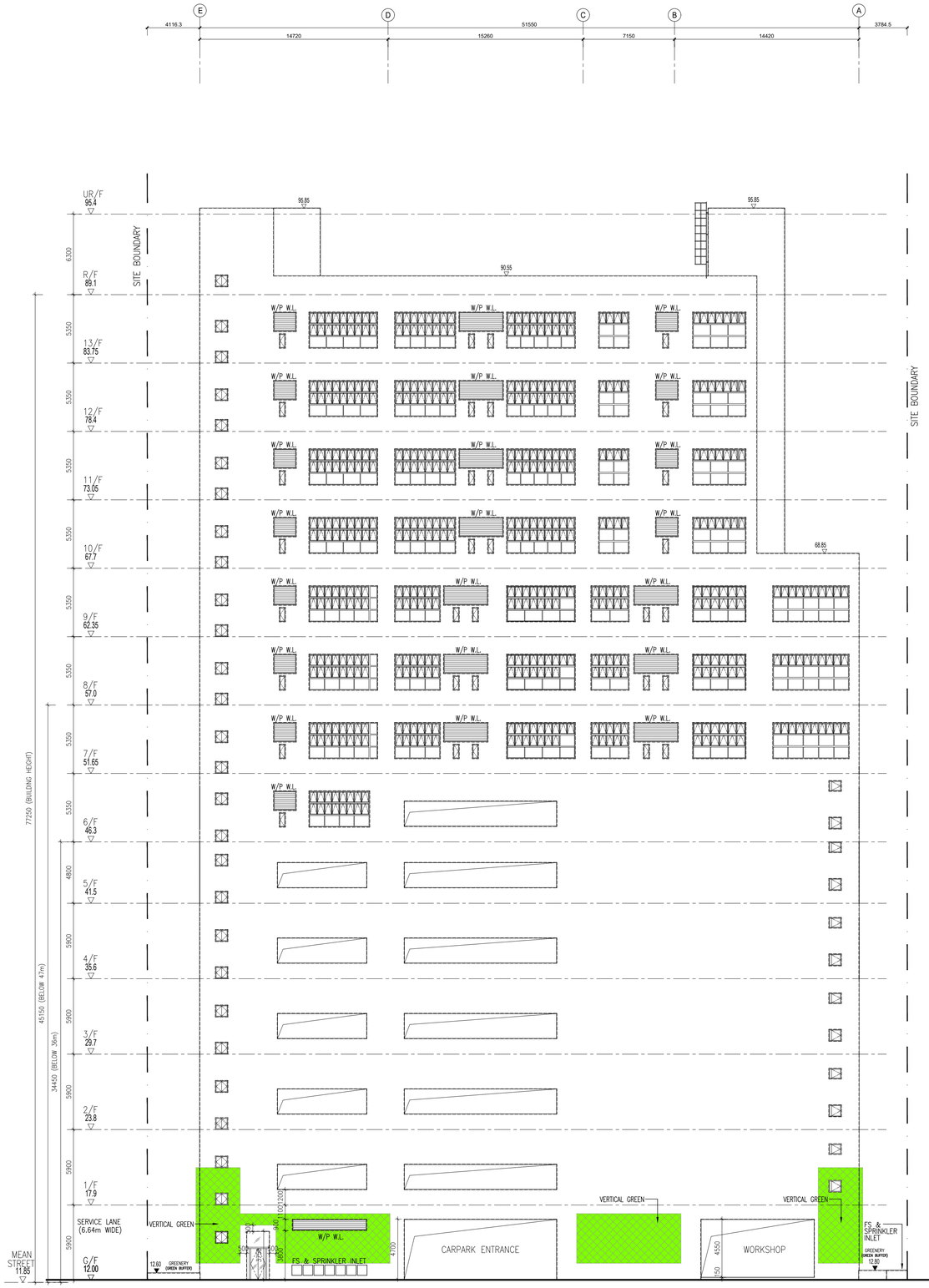
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DRAWING NO AG-02-02

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C
–

ELEVATION C

1:200 @A1

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PROJECT

Proposed Development of
Industrial Building at
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TITLE

ELEVATION C

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DESIGNED	LSC	APPROVED	TL	AG-02-02	–

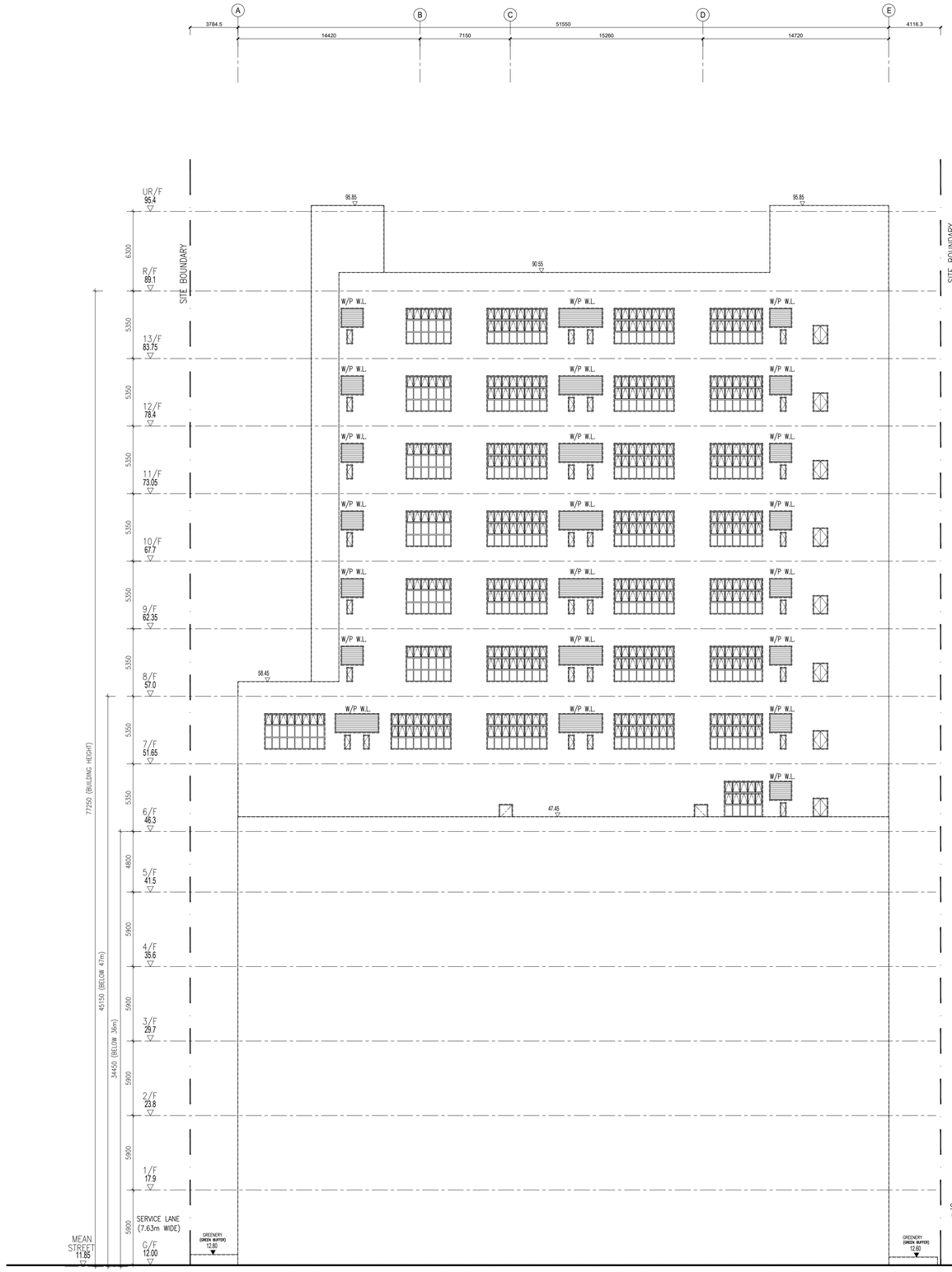
PROJECT NO. J684

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
[redacted]

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	W:\J684 Fanling\DWG\Section 16 Submission\AG-02-03.dwg
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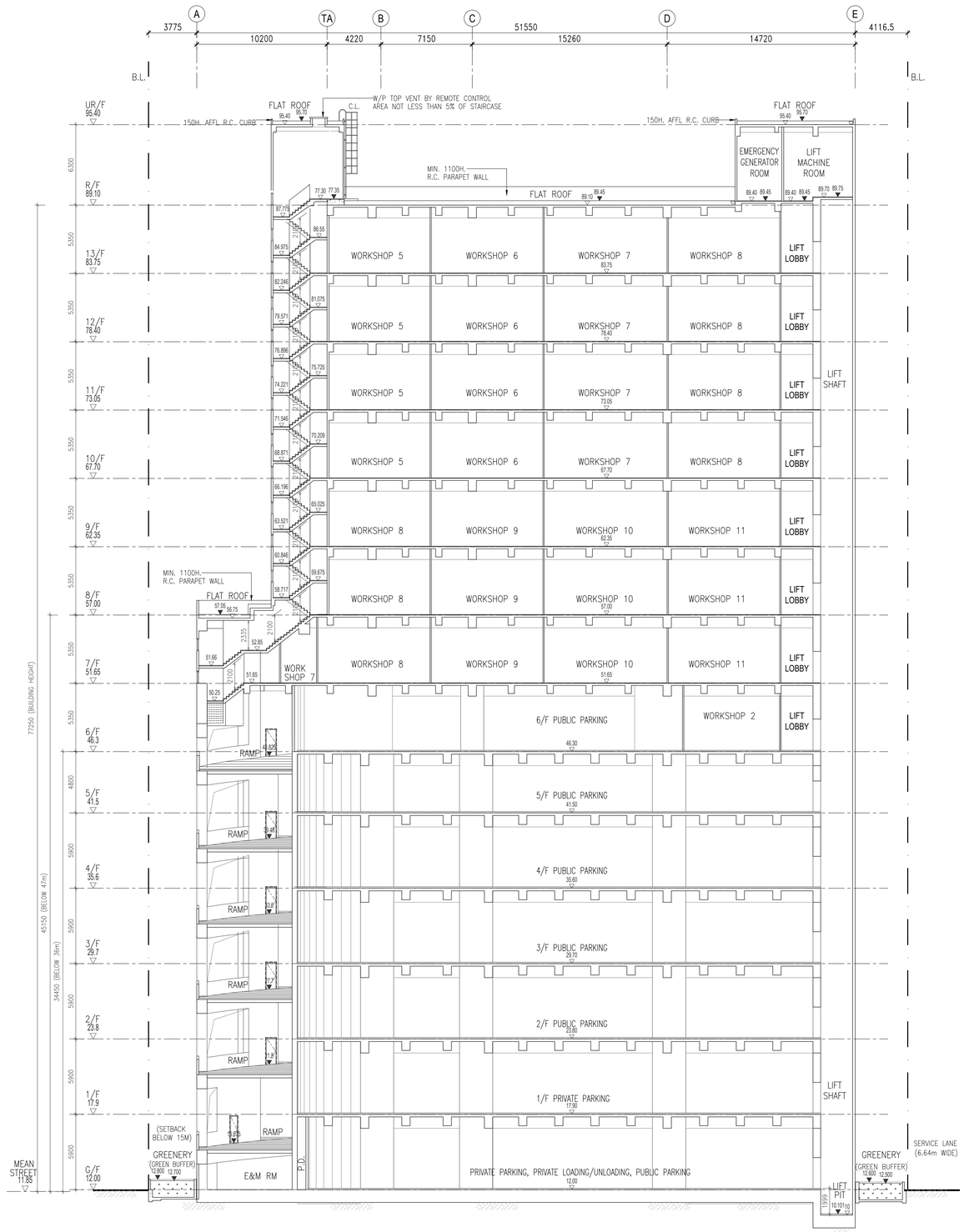
PROJECT NO. J684

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

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

ORIGINATOR

AGC DESIGN LTD
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建 智 規 劃 設 計 有 限 公 司
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 Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

SECTION 1

DRAWN	KWY	DATE	JUN 2023	CAD REF	S:\J684 Fanling\DWG\Section 16 Submission\AG-03-01.dwg
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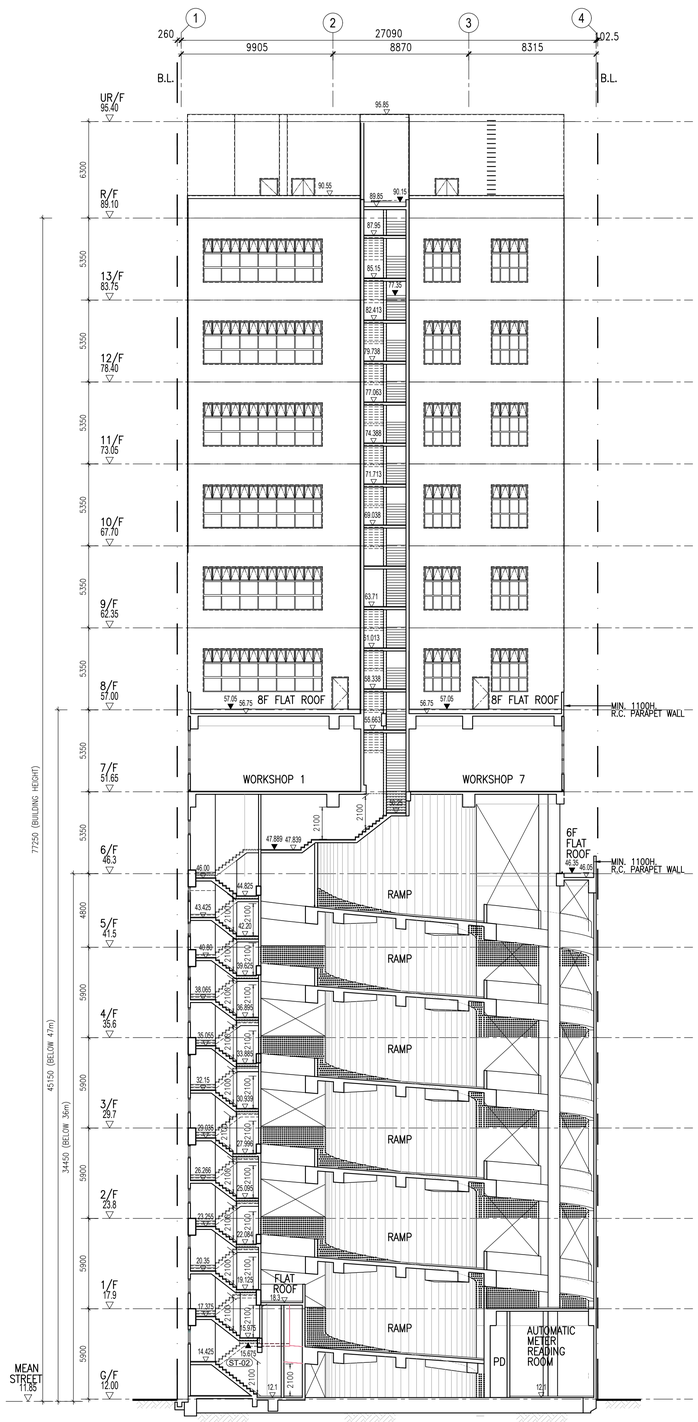
PROJECT NO. J684

REV I

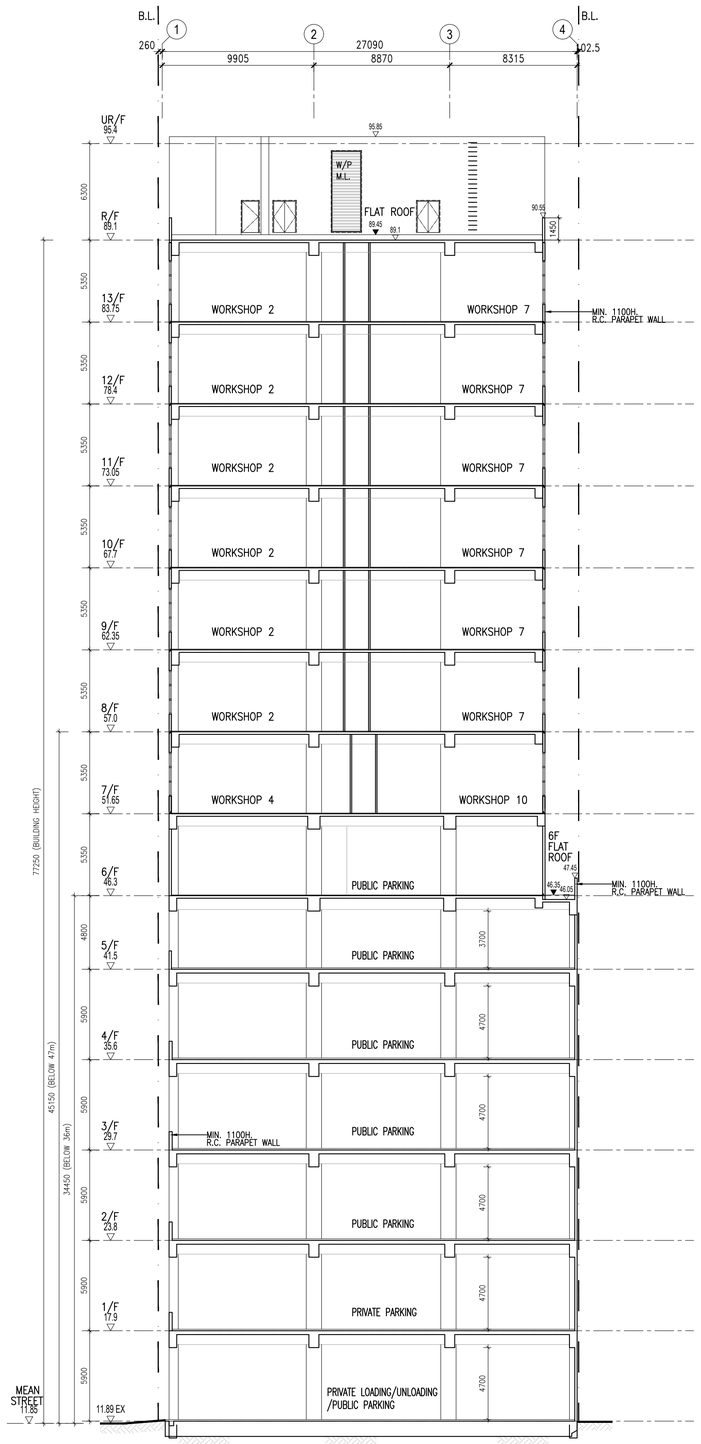
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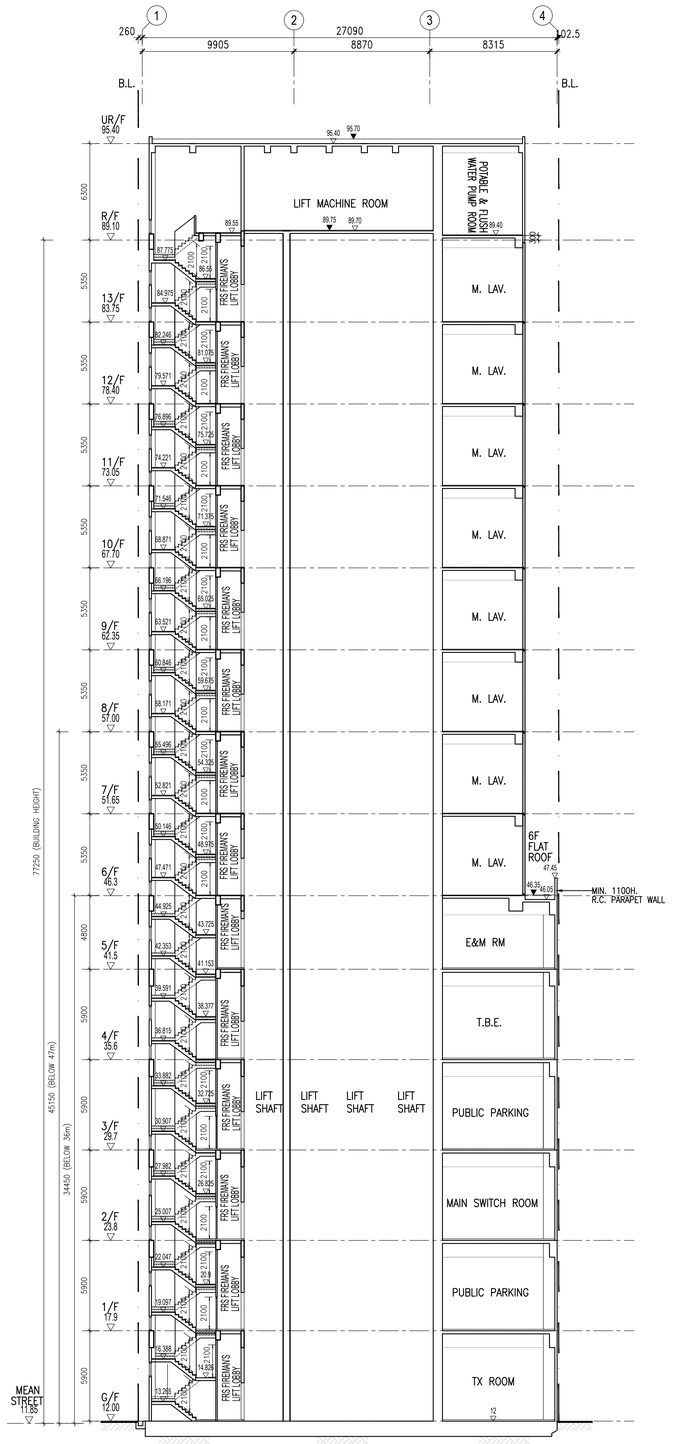
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2 - SECTION 2
1:200 @A1



3 - SECTION 3
1:200 @A1



4 - SECTION 4
1:200 @A1

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

ORIGINATOR

AGC DESIGN LTD
architecture urban design interior
建 智 城 規 園 室 有 限 公 司
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 Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

TITLE

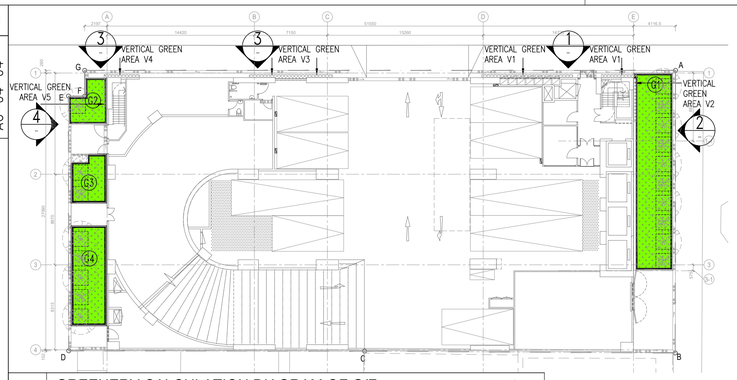
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CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO	AG-03-02
DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

REV I

DRAWING NO AG-04-04



\- 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.

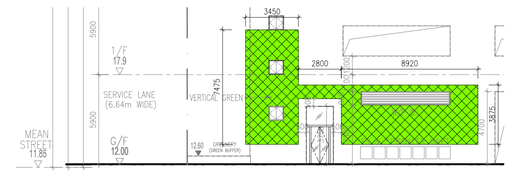
PROVISION OF OVERALL GREENERY :
= 239.370 + 97.878 s.m. / 1631.3 x 100%
= 20.67 % > 20%

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

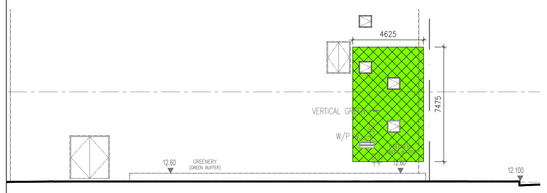
GREENERY AT G/F = 119.685

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

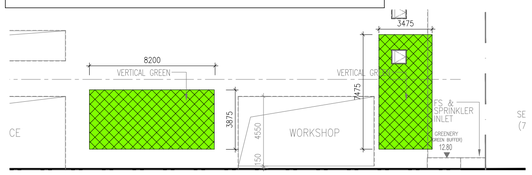
AREA NO.	AREA (S.M.)	AREA NAME	FACTOR (EACH 6 S.M. PRO. 1 TREE PITS)	REQ. (NO. OF TREE PITS)	PRO. (NO. OF TREE PITS)
G1	64.645	GREENERY (GREEN BUFFER)	6	10	10
G2	11.772	GREENERY (GREEN BUFFER)	6	1	1
G3	13.106	GREENERY (GREEN BUFFER)	6	2	2
G4	30.162	GREENERY (GREEN BUFFER)	6	5	5

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

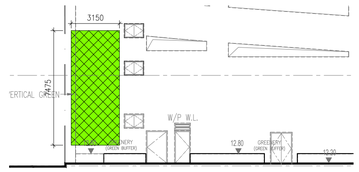
AREA NO.	AREA (S.M.)	AREA NAME
V1	56.234	VERTICAL GREEN
V2	32.322	VERTICAL GREEN
V3	31.581	VERTICAL GREEN
V4	25.121	VERTICAL GREEN
V5	23.546	VERTICAL GREEN



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
[redacted]

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	REV
DESIGNED	LSC	APPROVED	TL	AG-04-04	–

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 APPRIASAL

June 2026

Applicant:
Ample Skill Limited

Prepared by:
KTA Planning 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

3 ASSESSMENT OF VISUAL IMPACTS
3.1 Subject of Assessment
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3.3 VP2 – On Lok Tsuen (No.3) Sitting-out Area
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

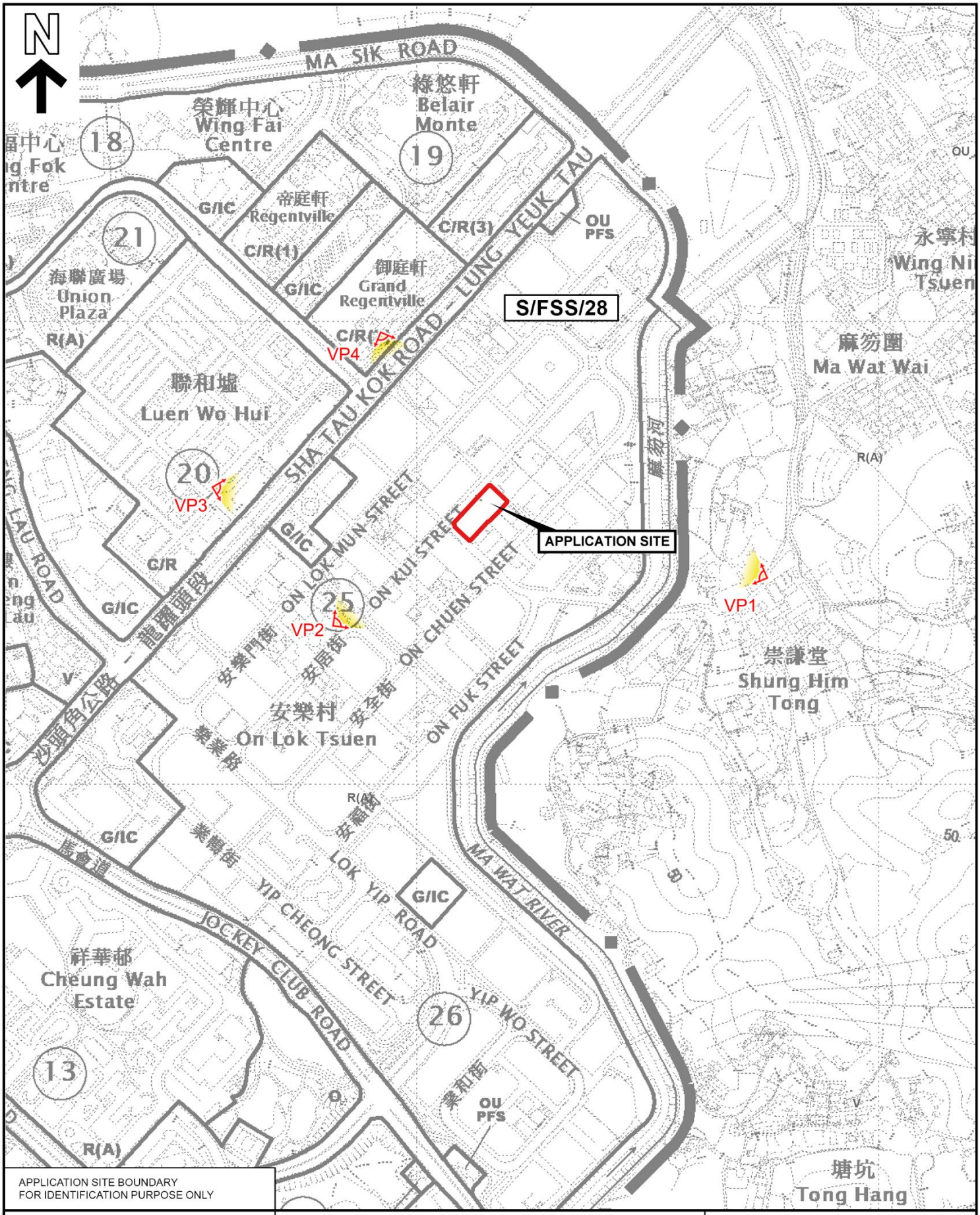
2.1.5 Old Luen Wo Market is a local prominent focal point in Fanling. Listed as a Grade 3 historic building, the revitalised market building now serves as a community hub for local farmers and artisans, and offers an open, accessible public space for weekend outdoor market stalls. Located about 260m 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 to high.

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 to High
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
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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 77.25m 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 a 12.25m 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 slight.

3.4 VP3 – Old Luen Wo Market

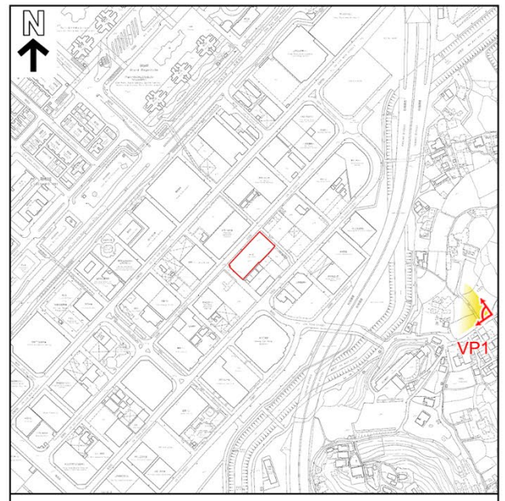
3.4.1 **VP3** (**Figure 3.3** refers) captures the environment in front of the revitalised Old Luen Wo Market. The main visual elements include the taxi and minibus lay-by stop at Luen Wo Road and the verdant street vegetation along Luen Wo Hui Playground and Sha Tau Kok Road – Lung Yeuk Tau in the foreground, with open sky view as backdrop. High-rise residential developments can be seen in the far right 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 +89.1mPD 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

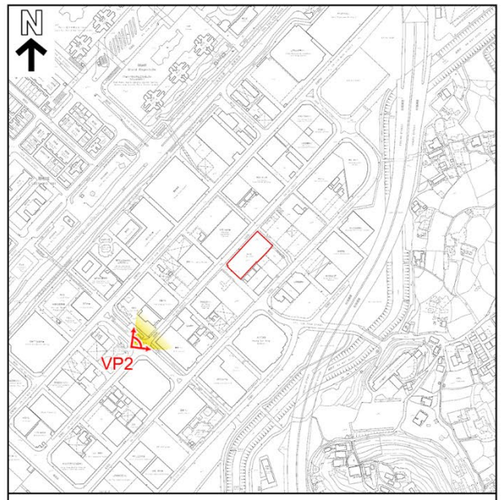
FIGURE 3.1

BASED ON SITE PHOTO
TAKEN ON 9.6.2026

DATE: 18.6.2026

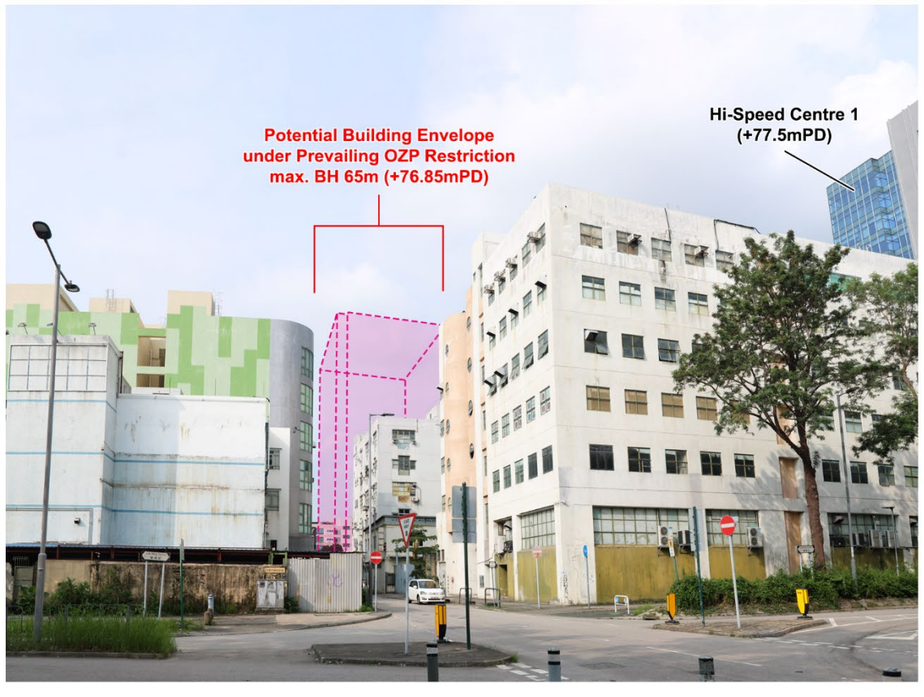
EXISTING VIEW

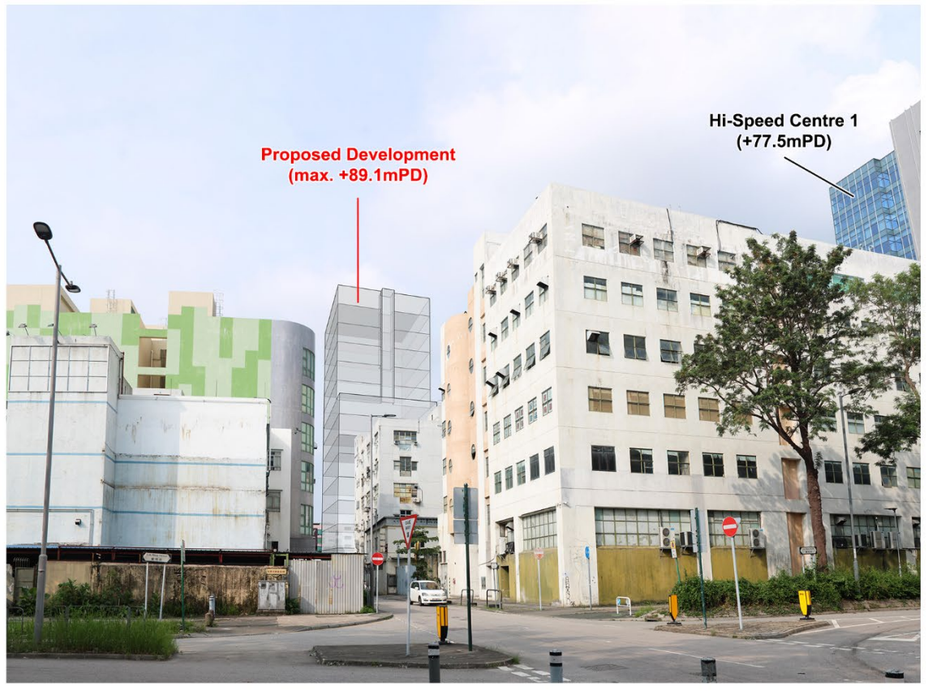




KEY PLAN
SCALE: 1: 2 500

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

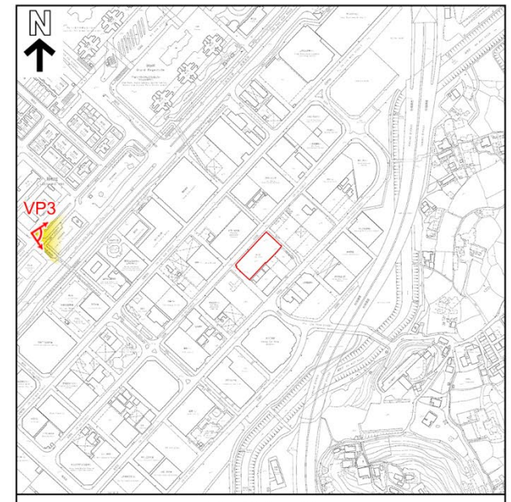
FIGURE 3.2

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

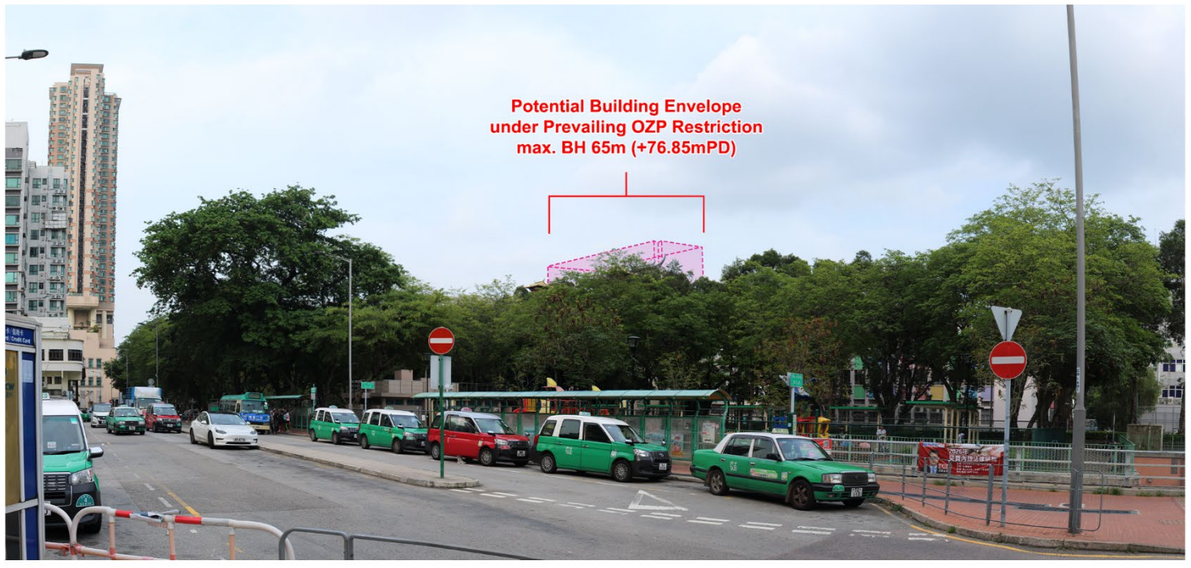
DATE: 18.6.2026



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

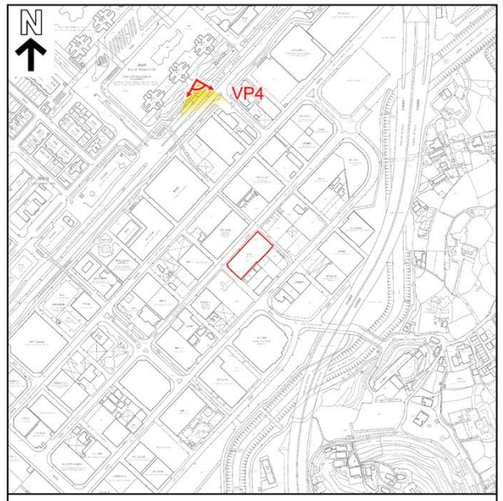
FIGURE 3.3

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 18.6.2026



EXISTING VIEW



KEY PLAN
SCALE: 1: 2 500



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
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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: 18.6.2026

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	Slight
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 +89.1mPD is visually acceptable and highly unlikely to induce any significant adverse visual impacts.

Appendix 3

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)
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APPENDIX B1	SUBMITTED GBP BY ARCHITECT DATED ON 05 JULY 2023
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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)***

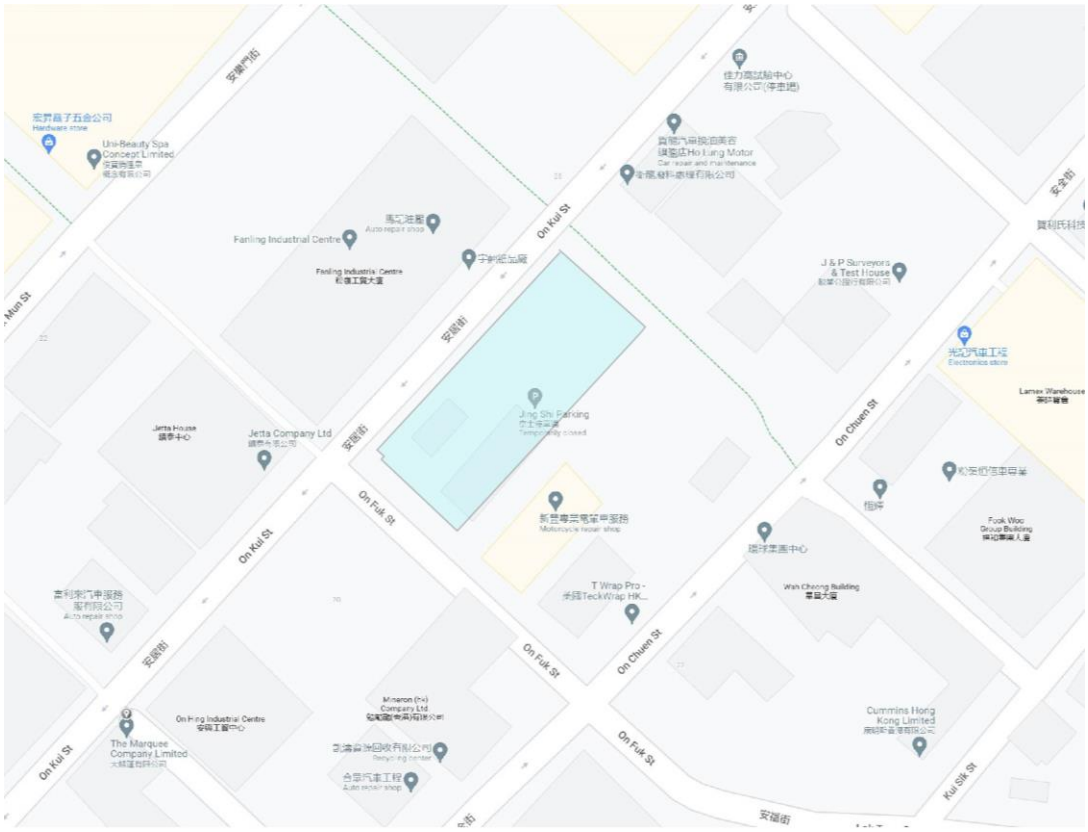
1.3 Proposed Development

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

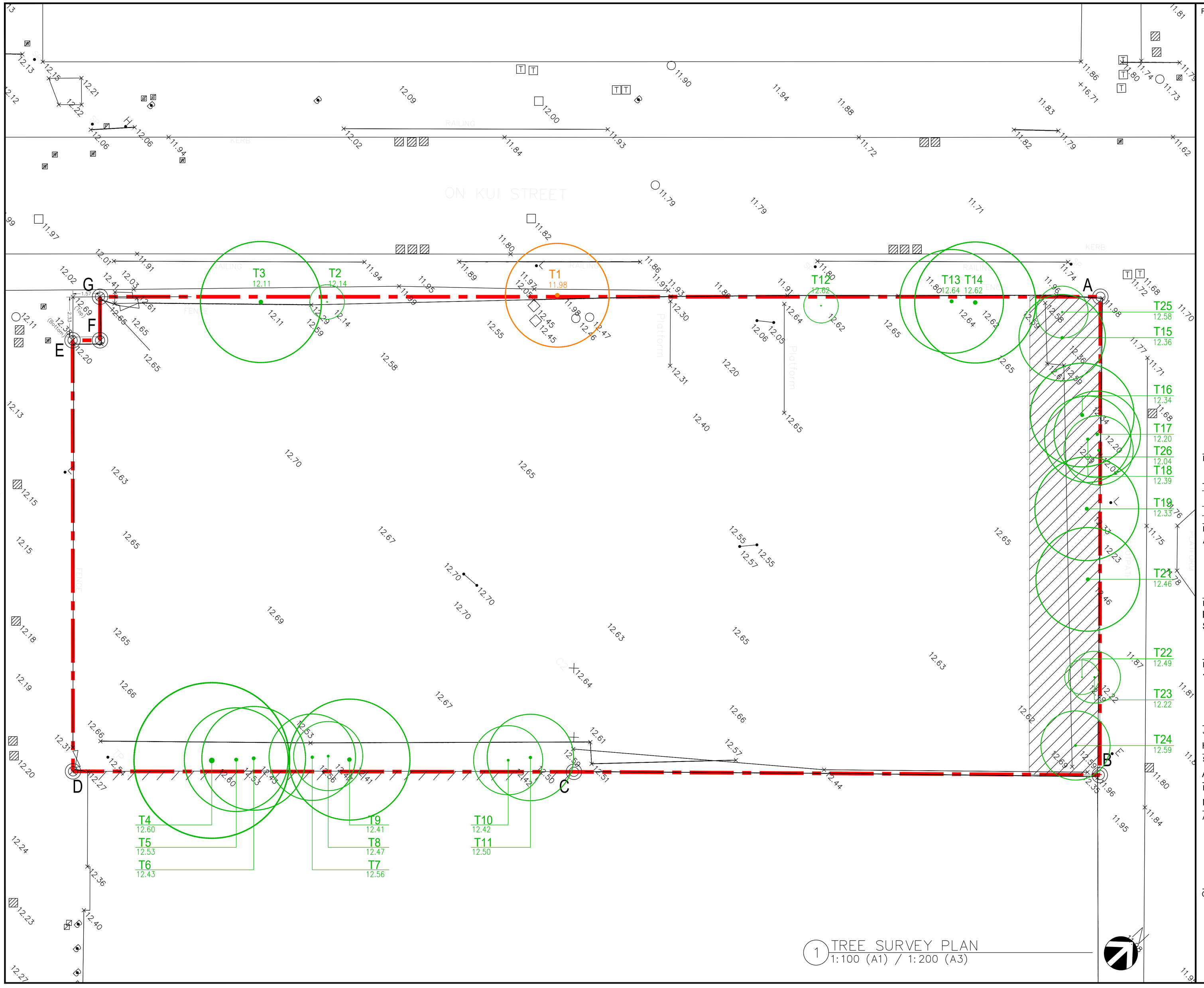
TREE SURVEY PLAN (DWG NO. TS_001)

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

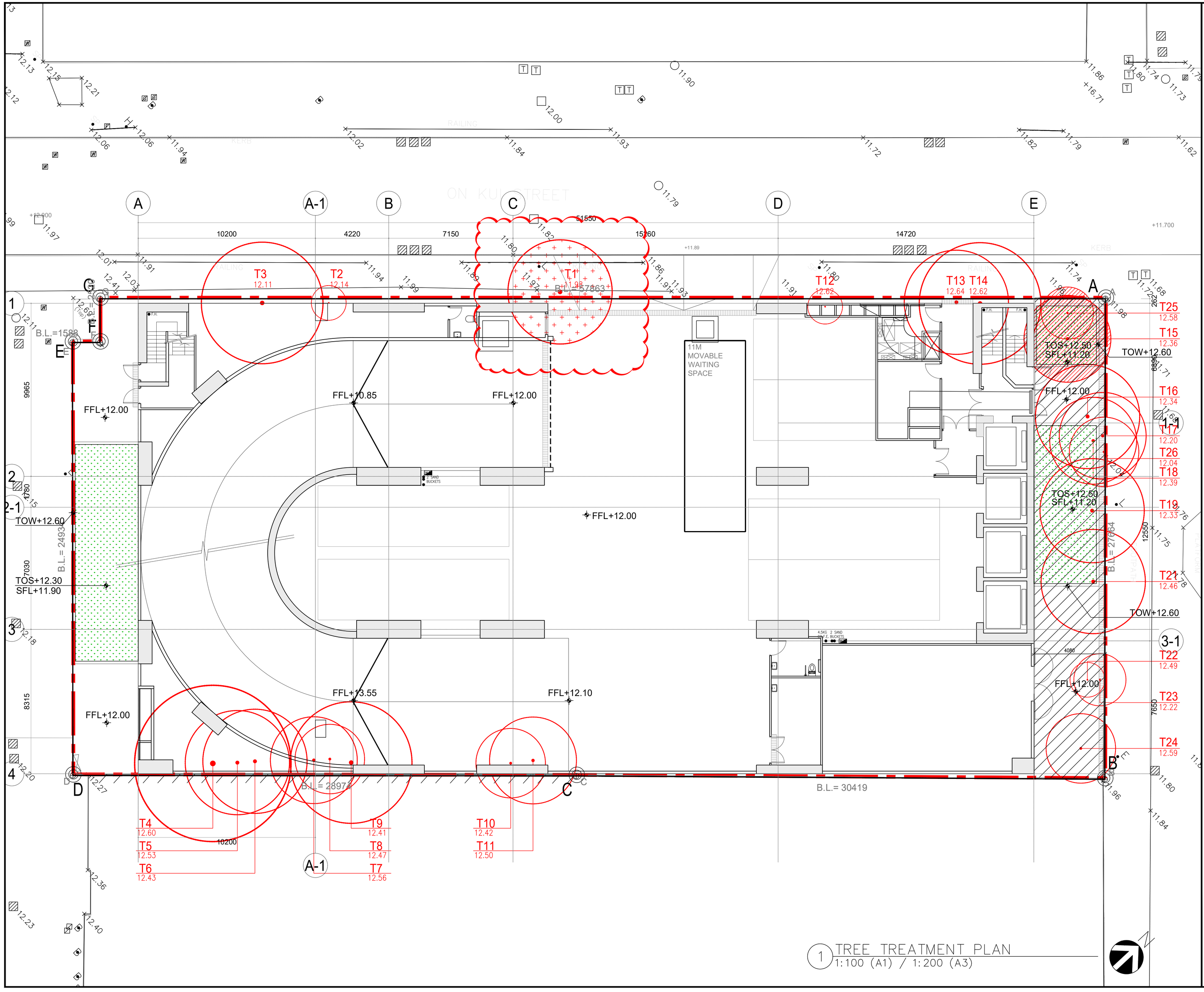
Authorized Person - Architect

AGC DESIGN LTD
architecture urban design interior

Consultant Logo

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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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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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architecture urban design interior

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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

- CTB/600 -



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



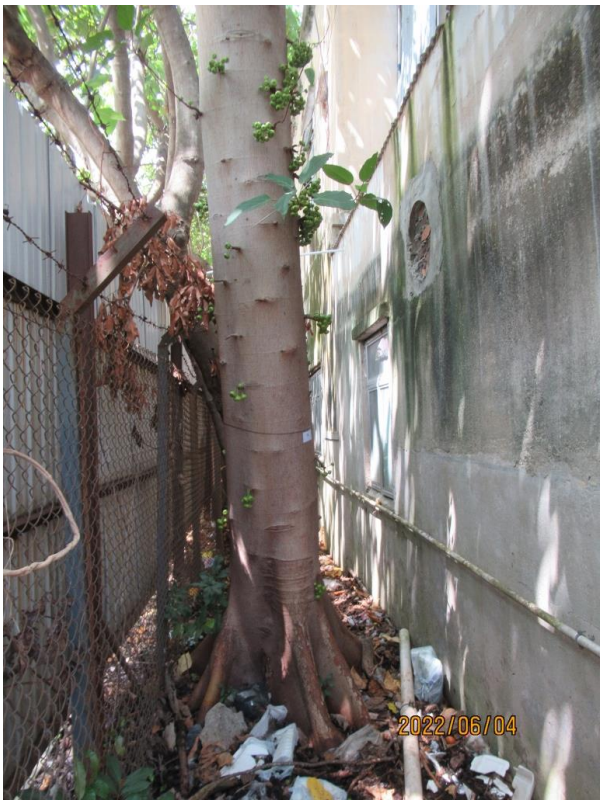
T3 Overall View - FELL



T3 Lower Trunk & Ground Condition - FELL



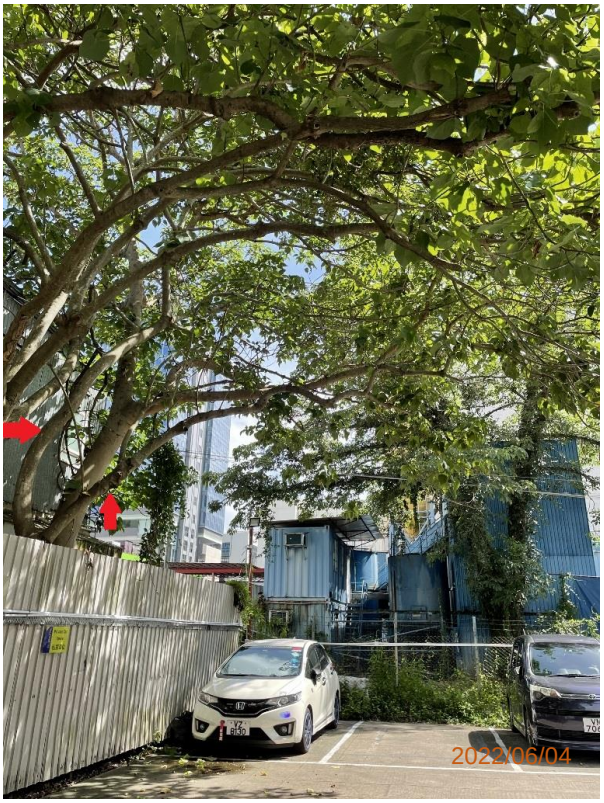
T4 Overall view - FELL



T4 Lower Trunk & Ground Condition - FELL



T4 Trunk Condition - FELL



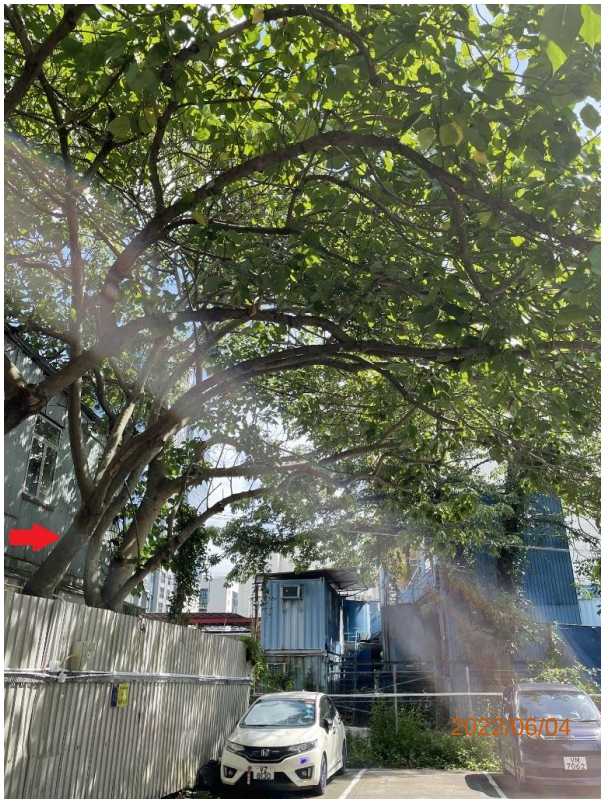
T5 Overall view - FELL



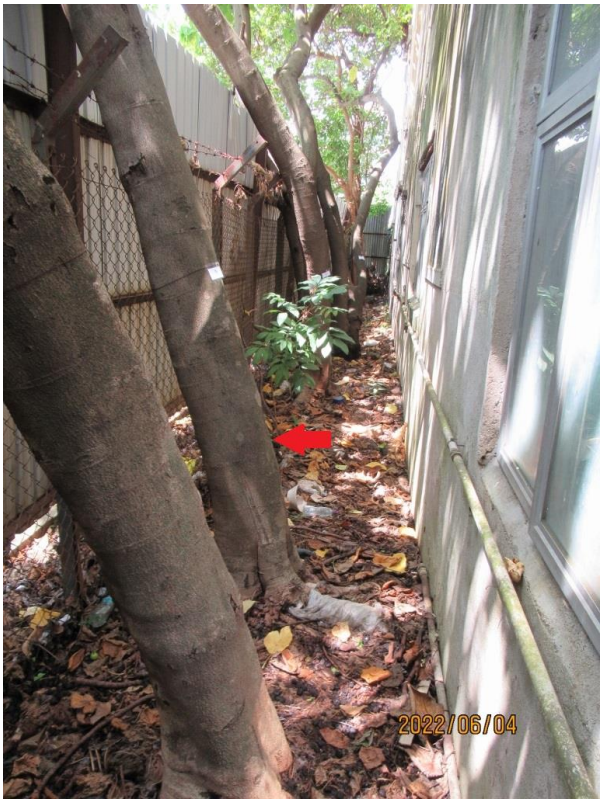
T5 Lower Trunk Ground Condition - FELL



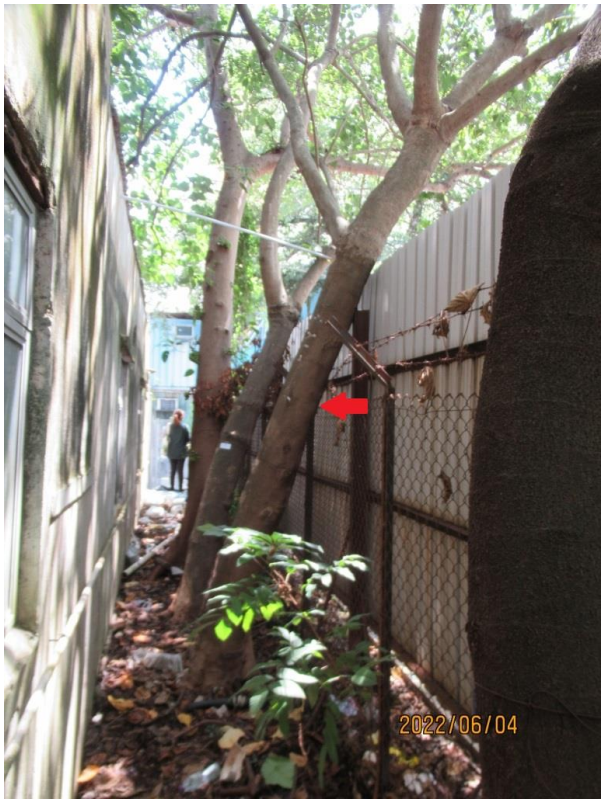
T5 Trunk Condition - FELL



T6 Overall view - FELL



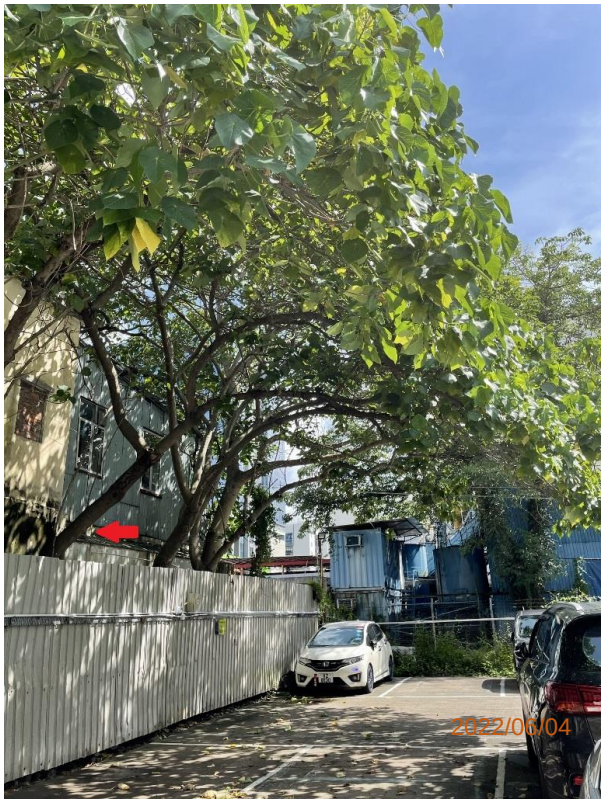
T6 Lower Trunk & Ground Condition - FELL



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



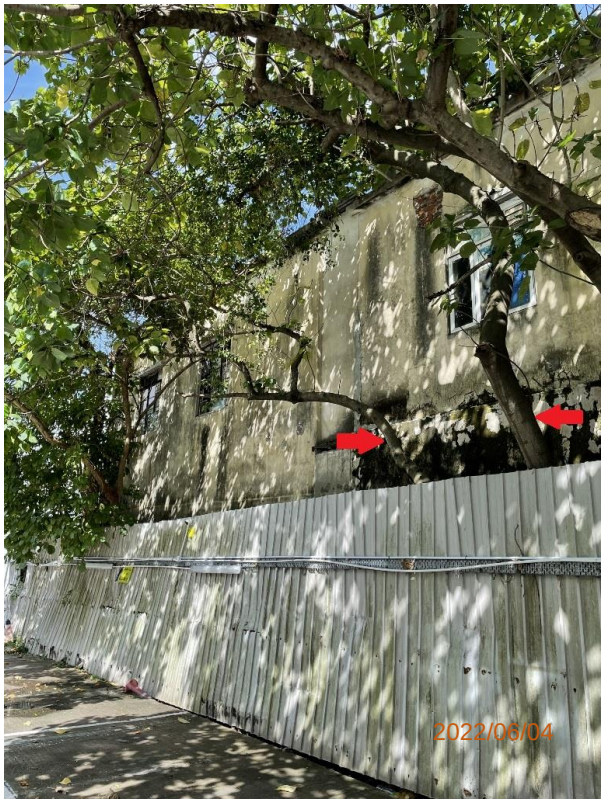
T8 Lower Trunk & Ground Condition - FELL



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



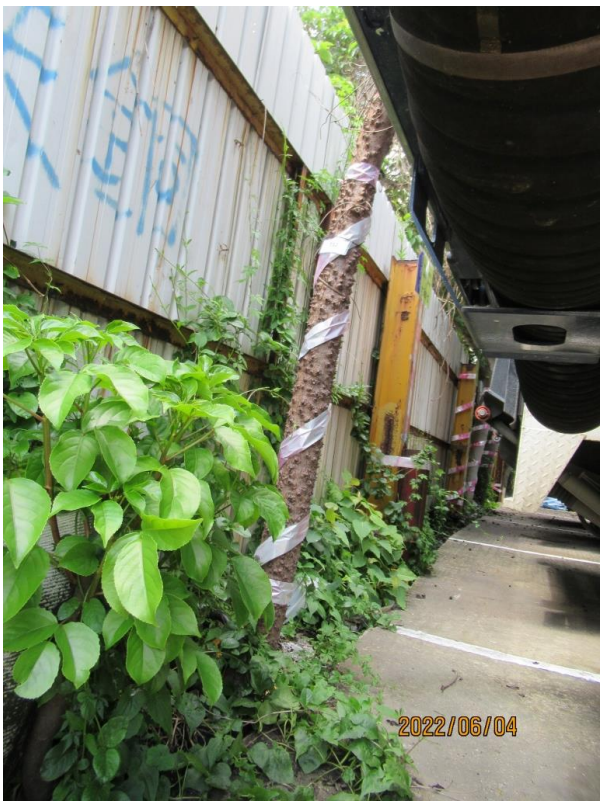
T11 Lower Trunk & Ground Condition - FELL



T11 Trunk Condition - FELL



T12 Overall view - FELL



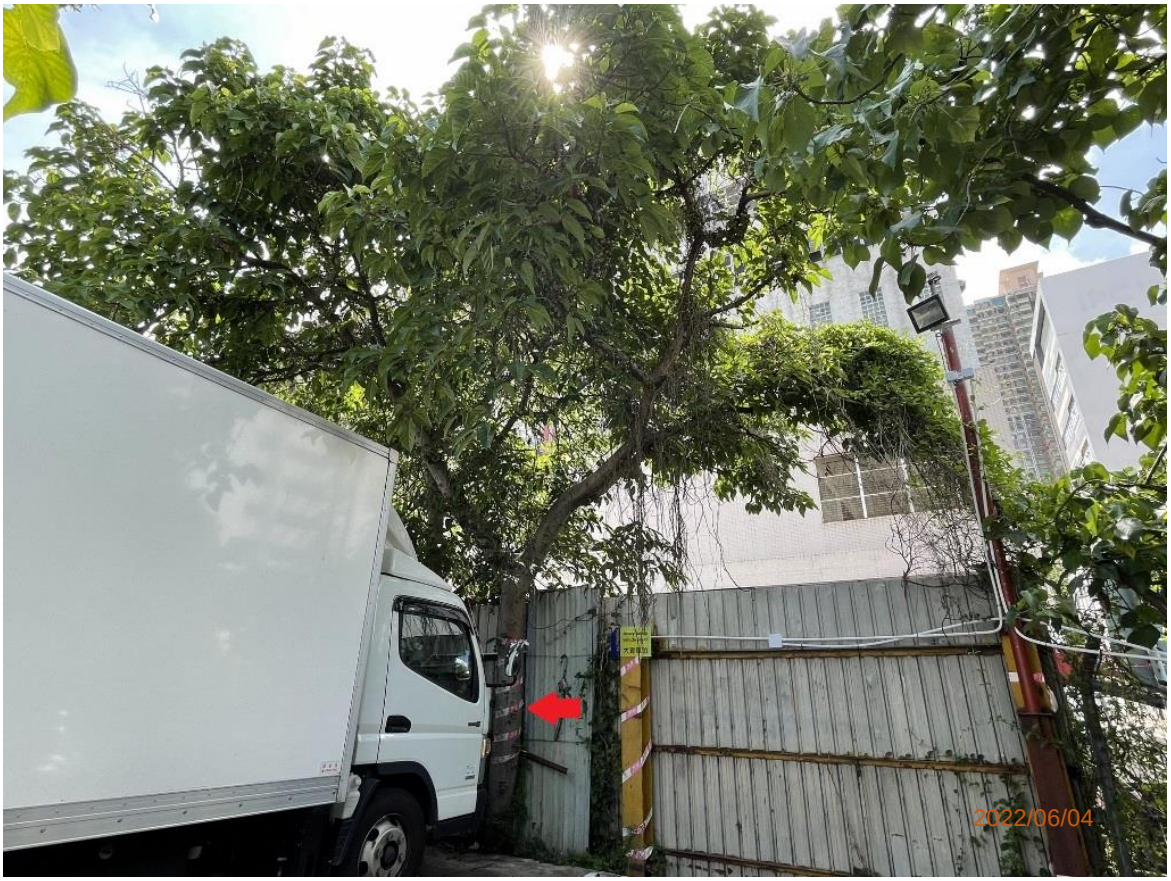
T12 Lower Trunk & Ground Condition - FELL



T13 Overall view - FELL



T13 Lower Trunk & Ground Condition - FELL



T14 Overall view - FELL



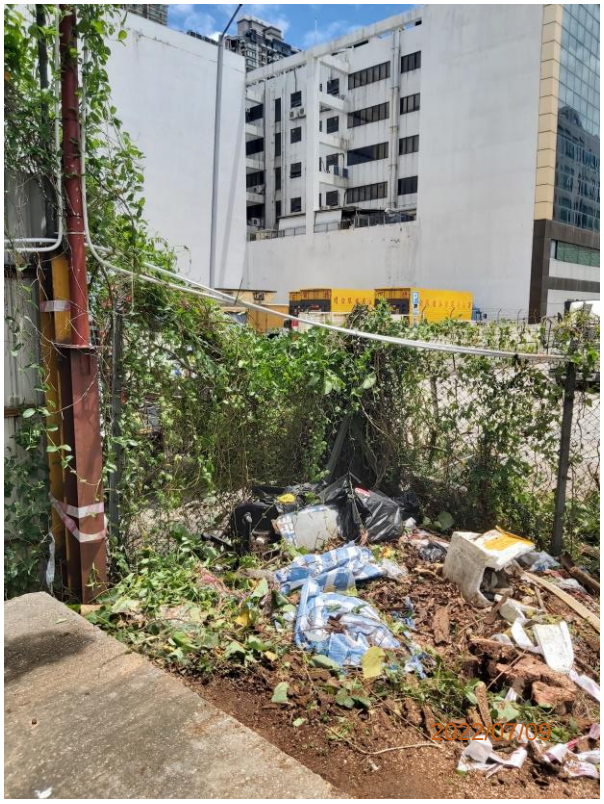
T14 Lower Tree Trunk & Ground Condition - FELL



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



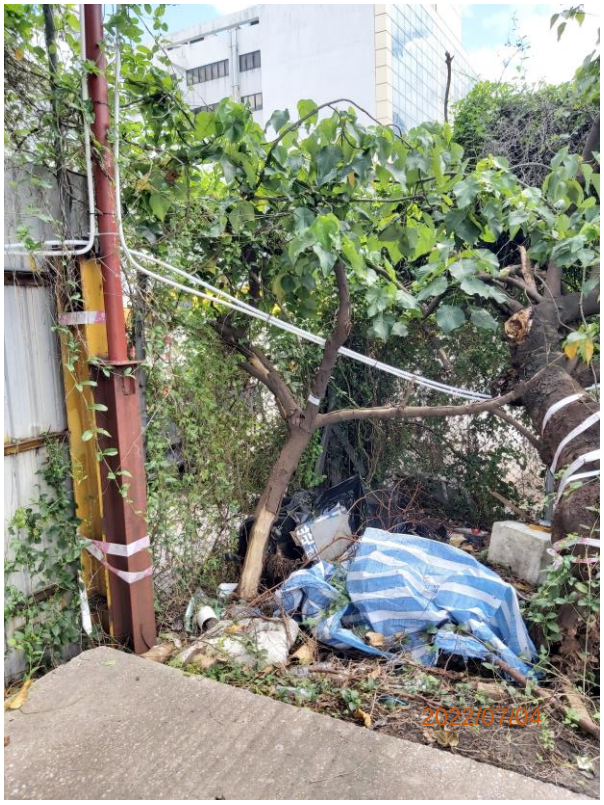
T23 Wire Enveloped in Trunk - FELL



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



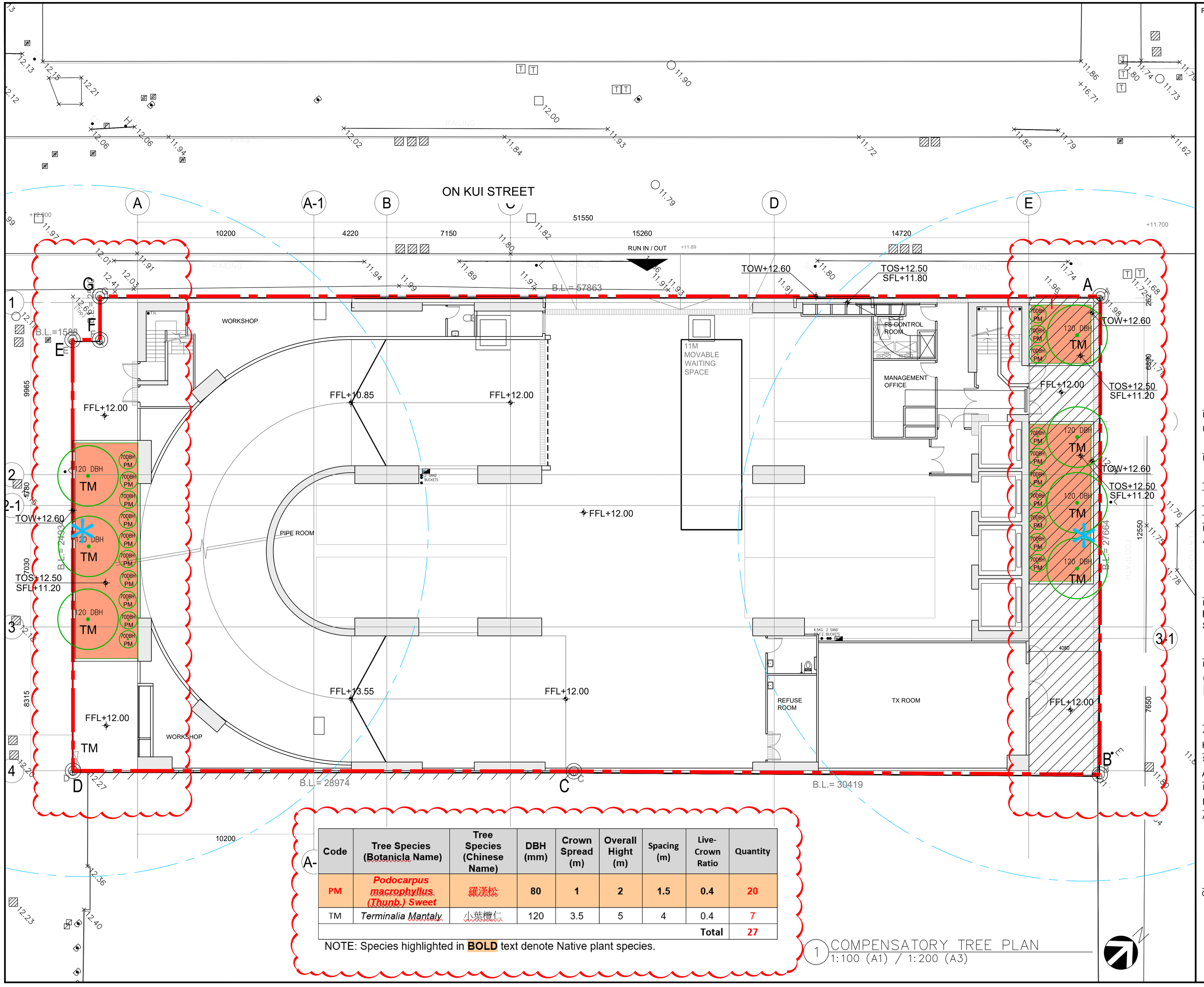
T26 Overall view - FELL



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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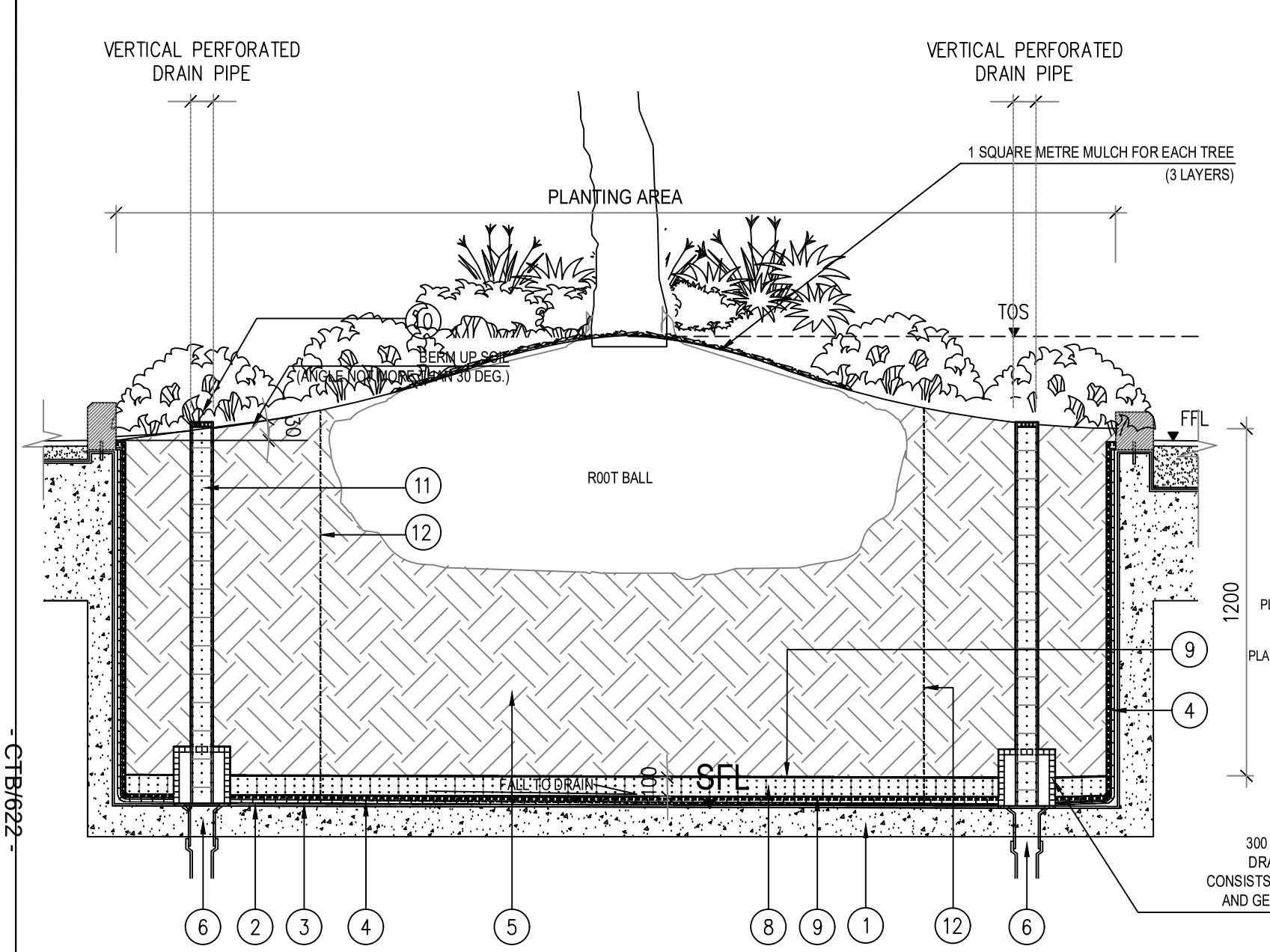
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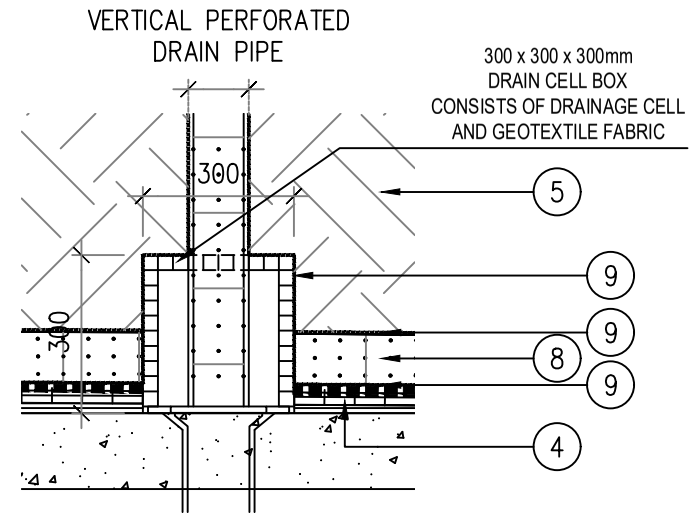
Appendix A2

TYPICAL DETAILS (DWG NO. LD_01 & LD_02)



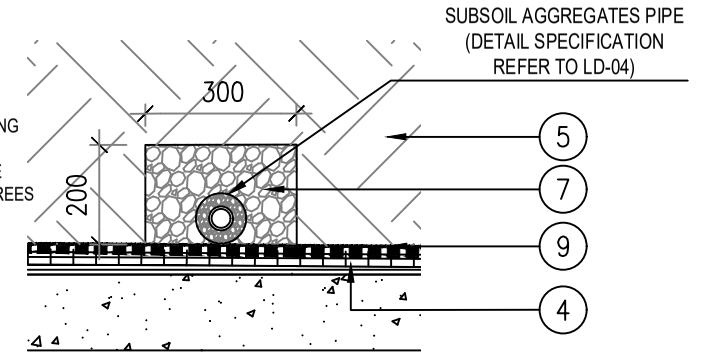
A | TYP PLANTER SECTION (ON STRUCTURE)

SCALE 1:30



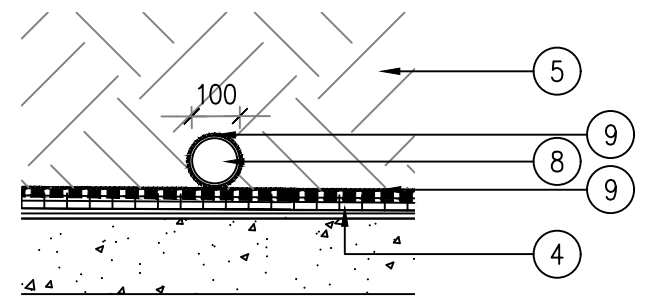
B | DRAINAGE CELL BOX DETAIL

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

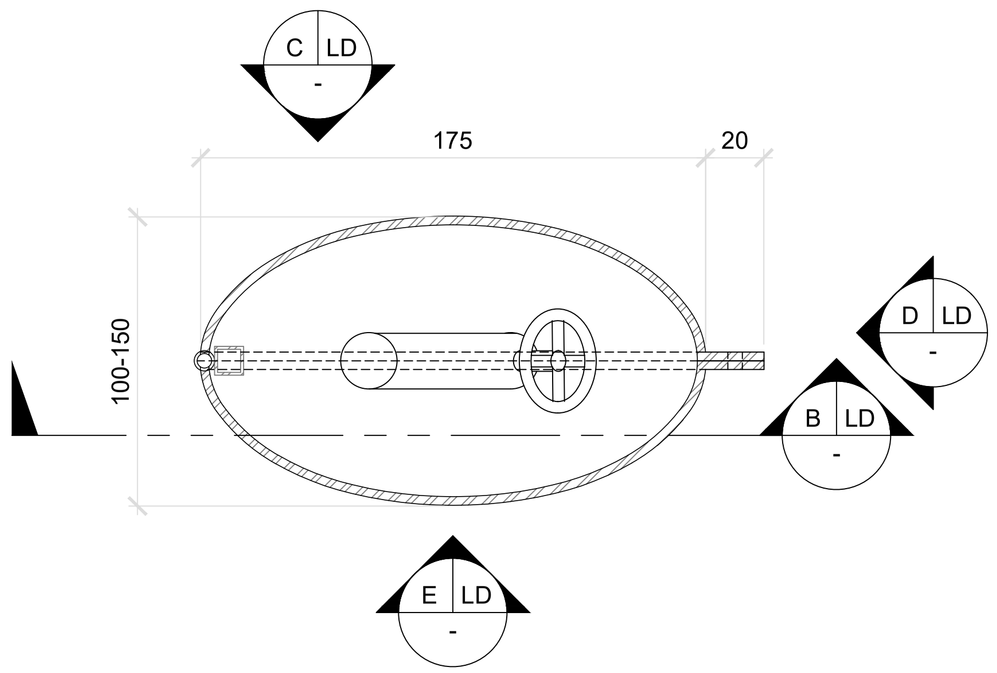
Job No.	Drawing No.	Revision No.
01087-LAN	LD_01	-
Scale	Date	CAD Ref.
AS(A3)	DEC 2022	LD_01.DWG
Drawn	Checked	Approved
LL	SL	SL

Authorized Person - Architect

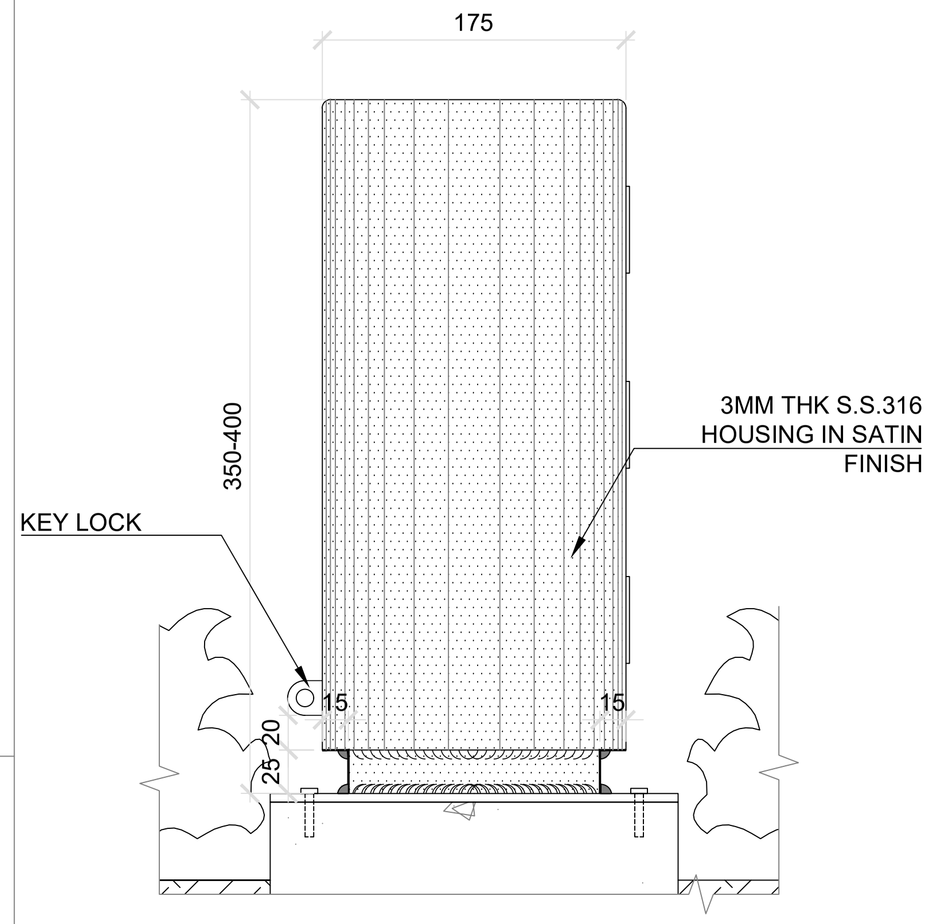
AGC DESIGN LTD architecture urban design interior

Consultant Logo

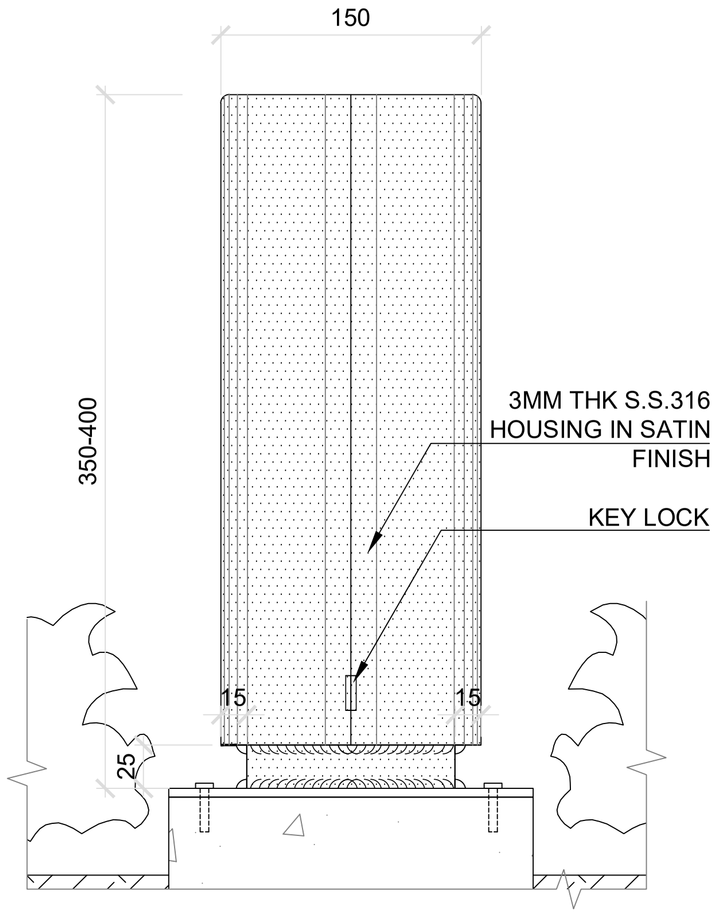
Oriental Landscapes Limited
東方綠化有限公司



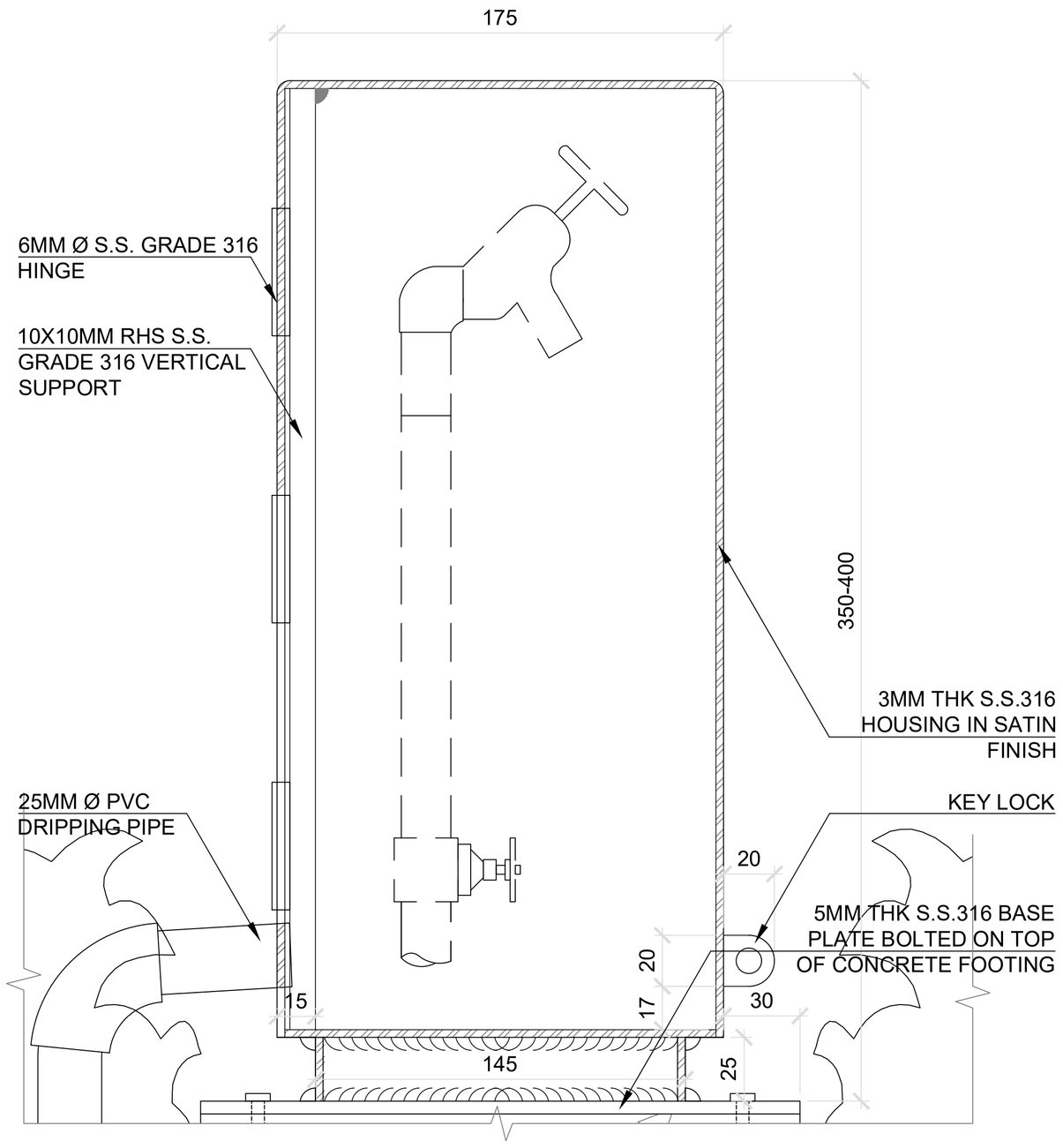
A PLAN
SCALE 1:3



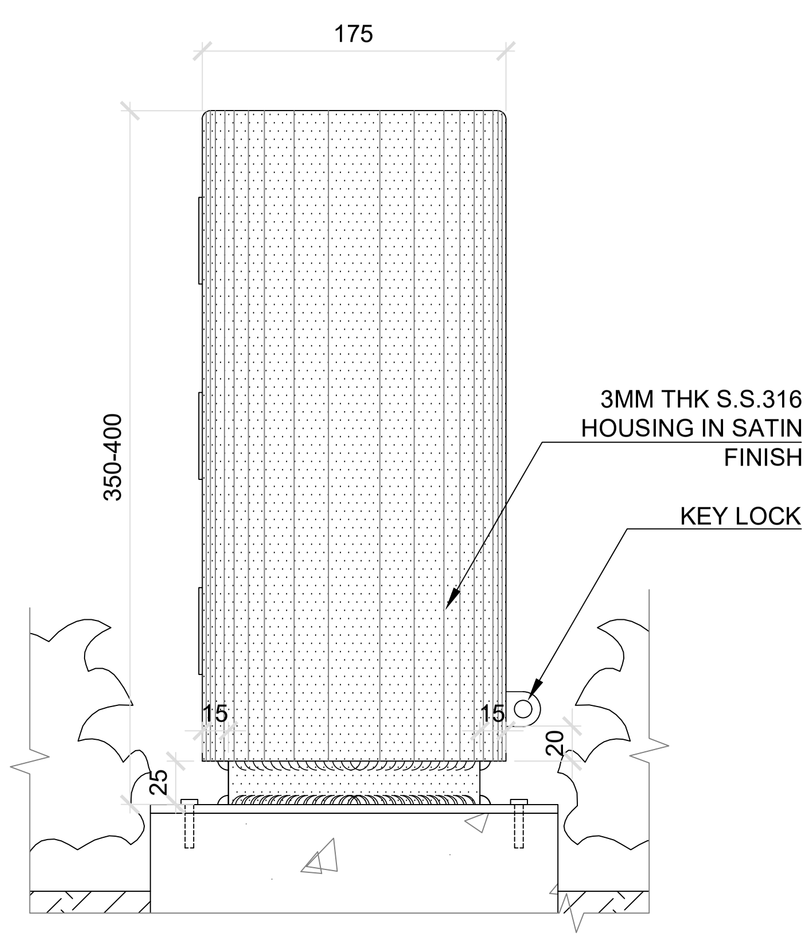
C SIDE ELEVATION
SCALE 1:5



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

- 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
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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- 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

[redacted]

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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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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Cont'd.../2

創智建築師有限公司

[redacted]

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 [redacted] or [redacted]

Thank you for your kind attention.

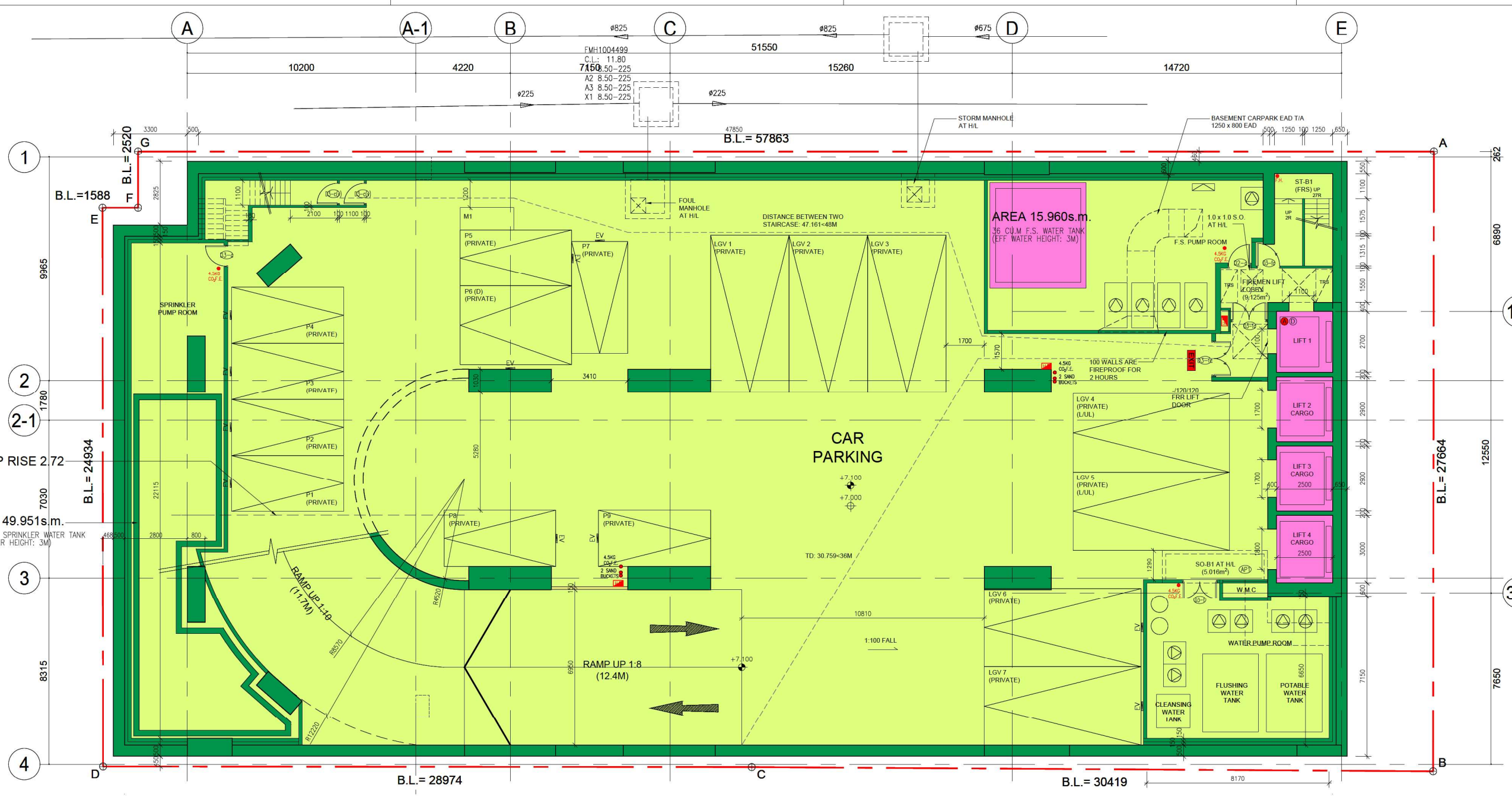
Yours faithfully

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.

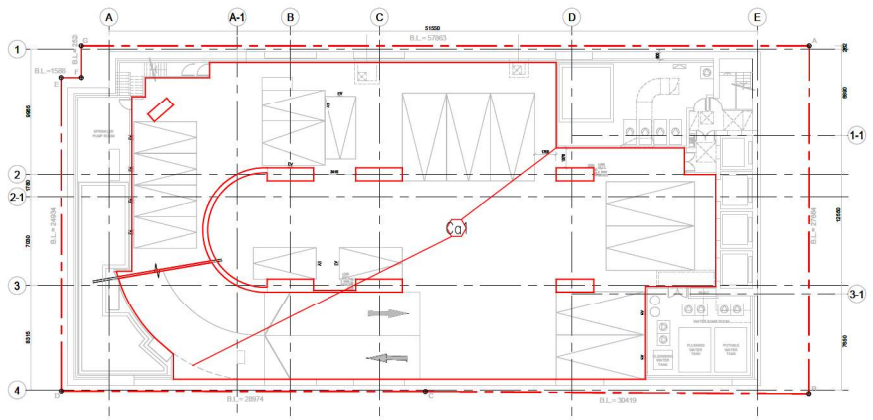
Total = 987.064 sq.m.

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
[redacted]

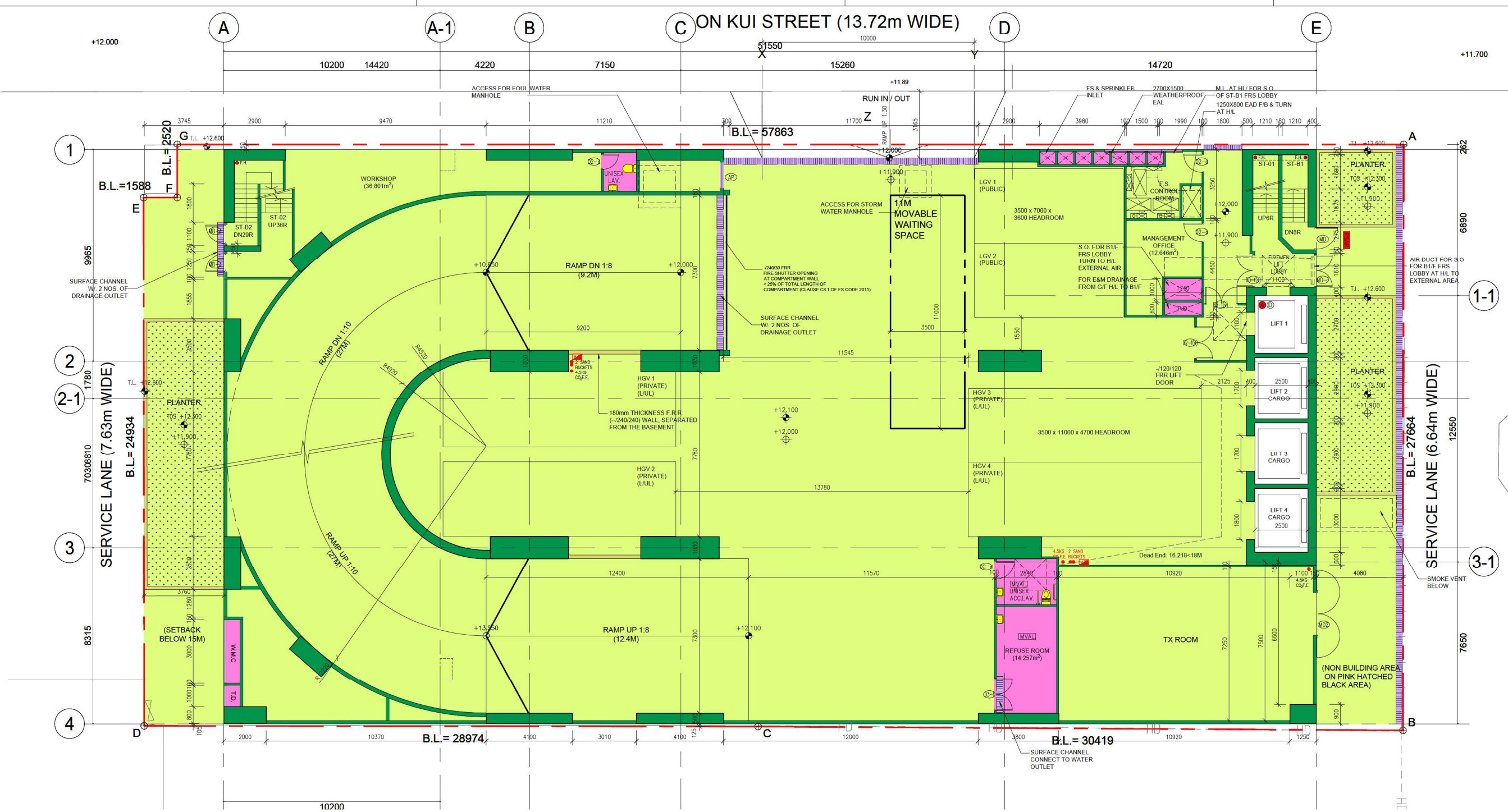
PROJECT
Proposed Redevelopment of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)

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.

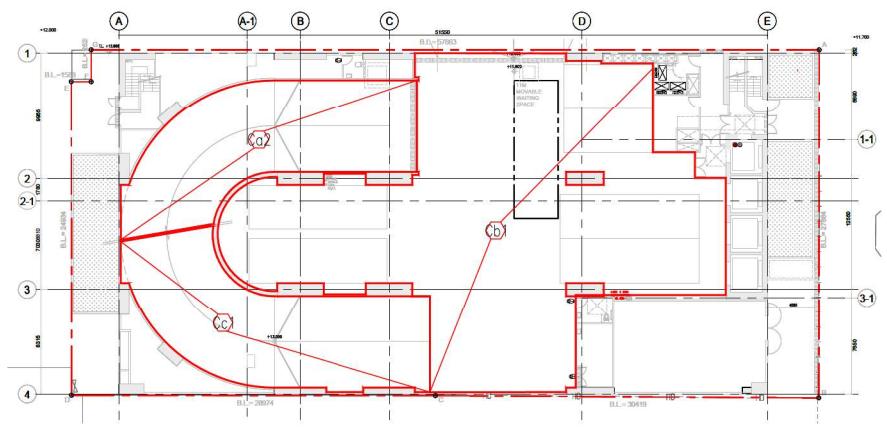
DEDUCT

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

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\G01\AG-01-02.dwg

- 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

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 –

V:\J684 Fanling\DWG\DGP\DGP\AG-02-03.dwg

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 [redacted] 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

[redacted]

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)



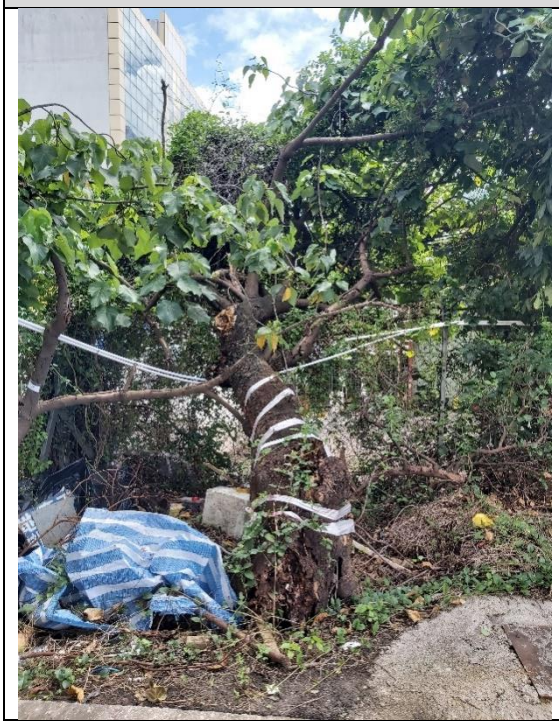




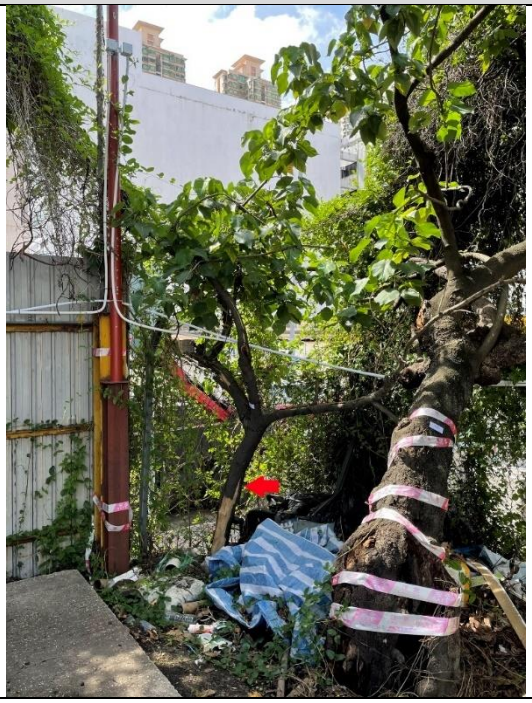
Tree Condition of T15 before Typhoon Chaba (Caloy)

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)	
	

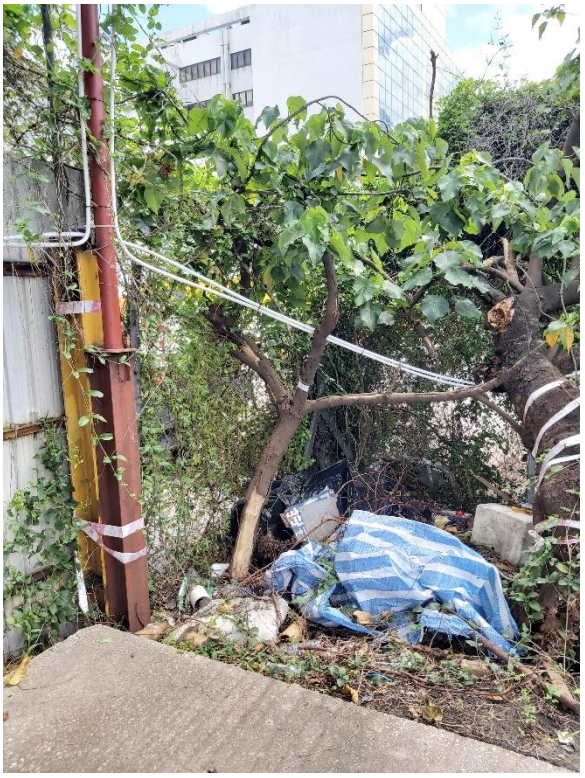
	Tree Condition of T25 before Typhoon Chaba (Caloy) It is a dead tree and leaning
T25 - After Typhoon Chaba (Caloy) (Date of Inspection: 4 July 2022)	
	Tree Condition of T25 after Typhoon Chaba (Caloy) It is a dead tree and leaning becomes more serious and nearly collapsed

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.

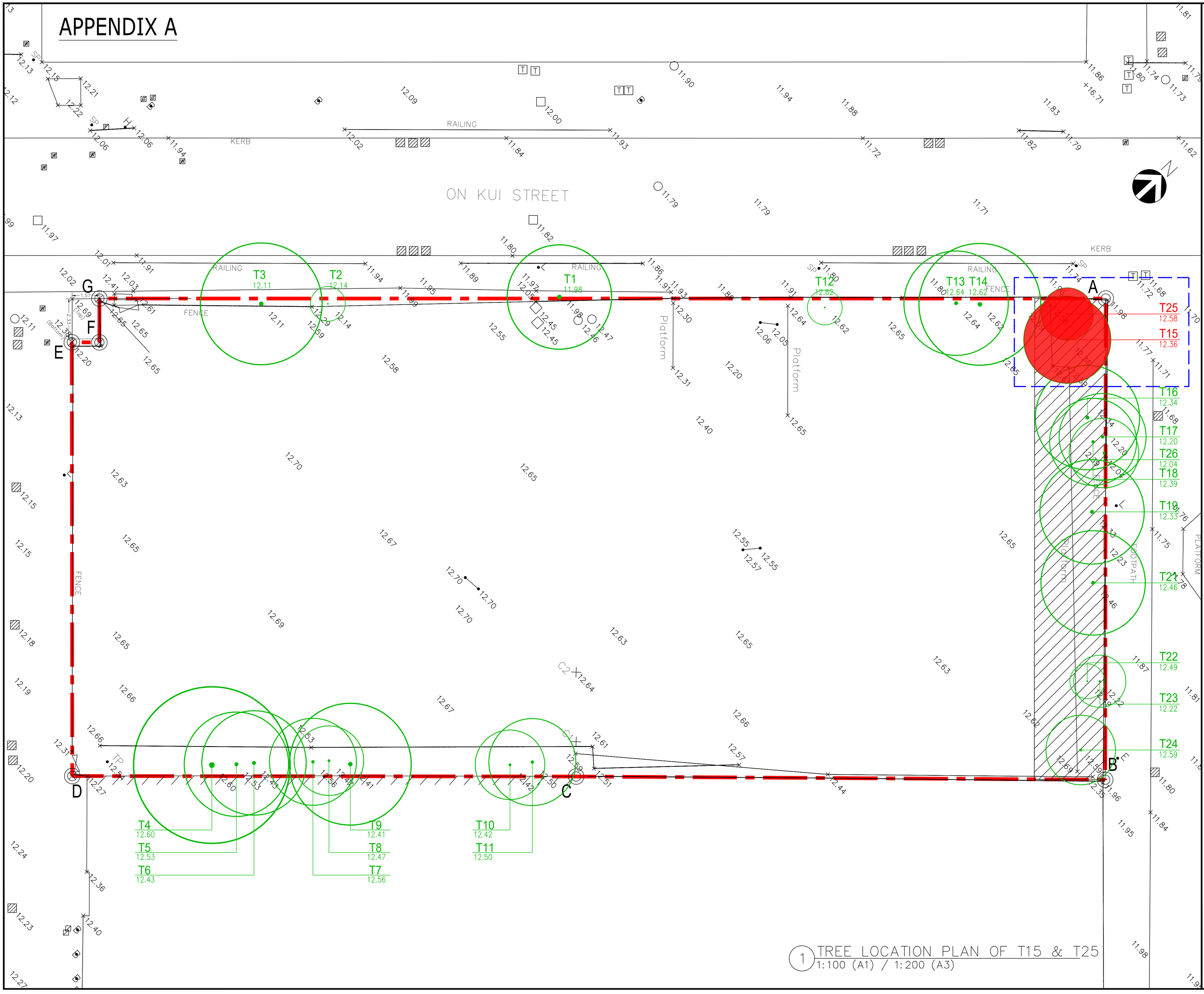
As per on-going development for this project site, a formal Tree Preservation and Removal Proposal (TPRP) will be submitted once the General Building Plan is submitted. This emergency Tree Felling Report of T15 T T25 will be incorporated into the TPRP. Thus, detailed compensatory tree proposal will be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

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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)

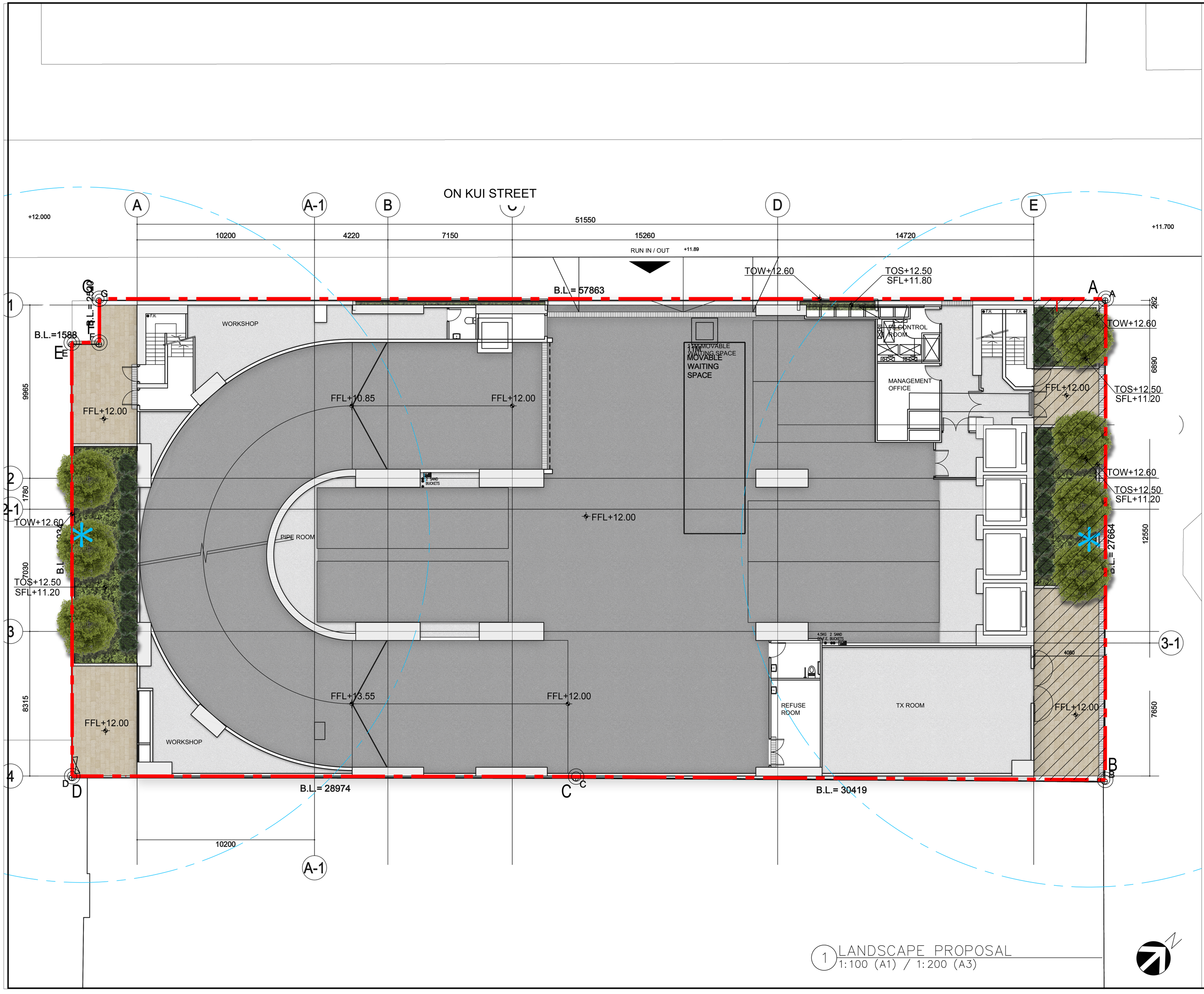
at 20:00 HKT 03 July 2022

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

- 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
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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