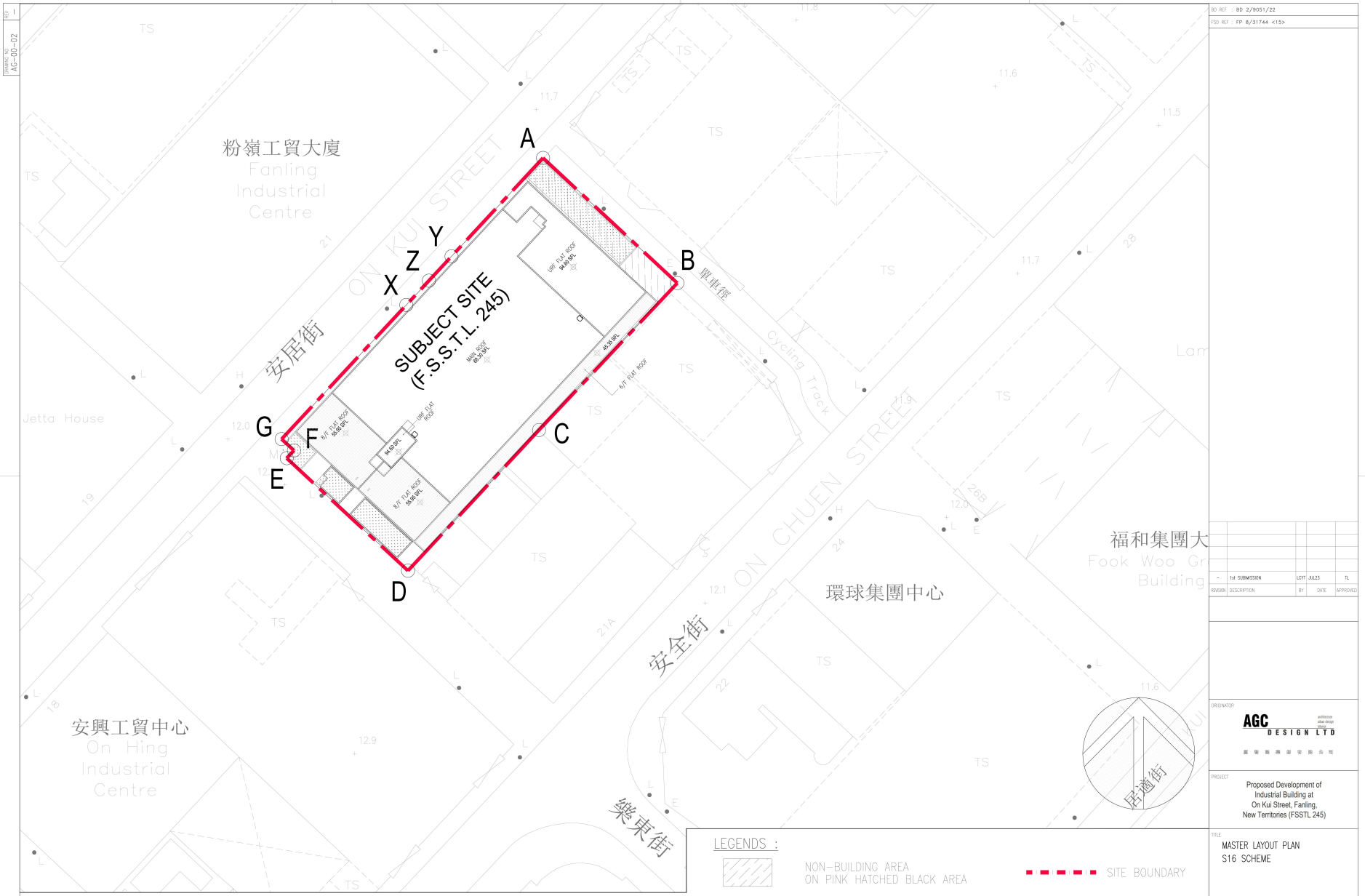
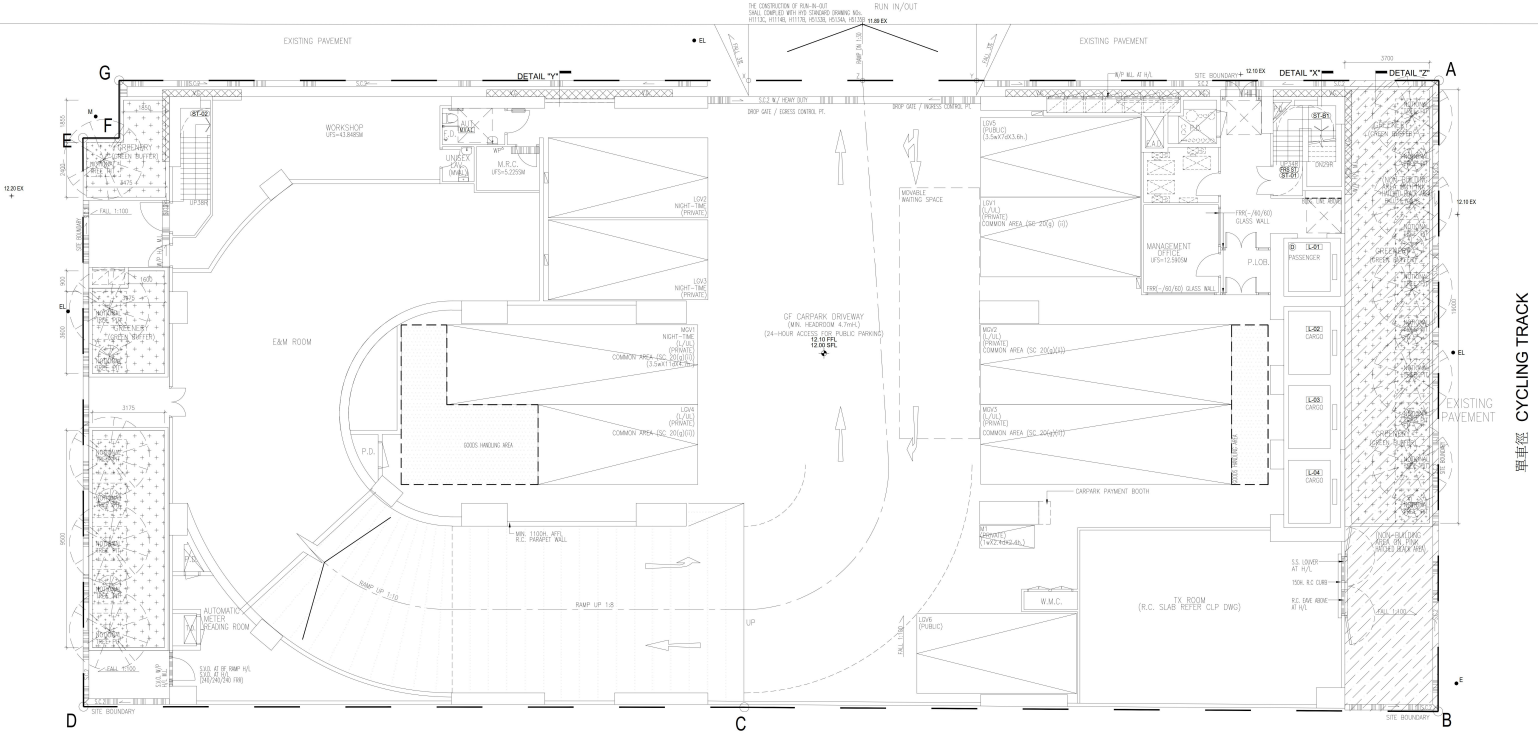


(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 1

安居街 ON KUI STREET



1 GROUND FLOOR PLAN
~~1:100 @A1~~

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

ORIGINATOR
AGC DESIGN LTD

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

TITLE
GROUND FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:100~~	DRAWING NO	AG-01-02
DESIGNED	LSC	APPROVED	TL		REV. –

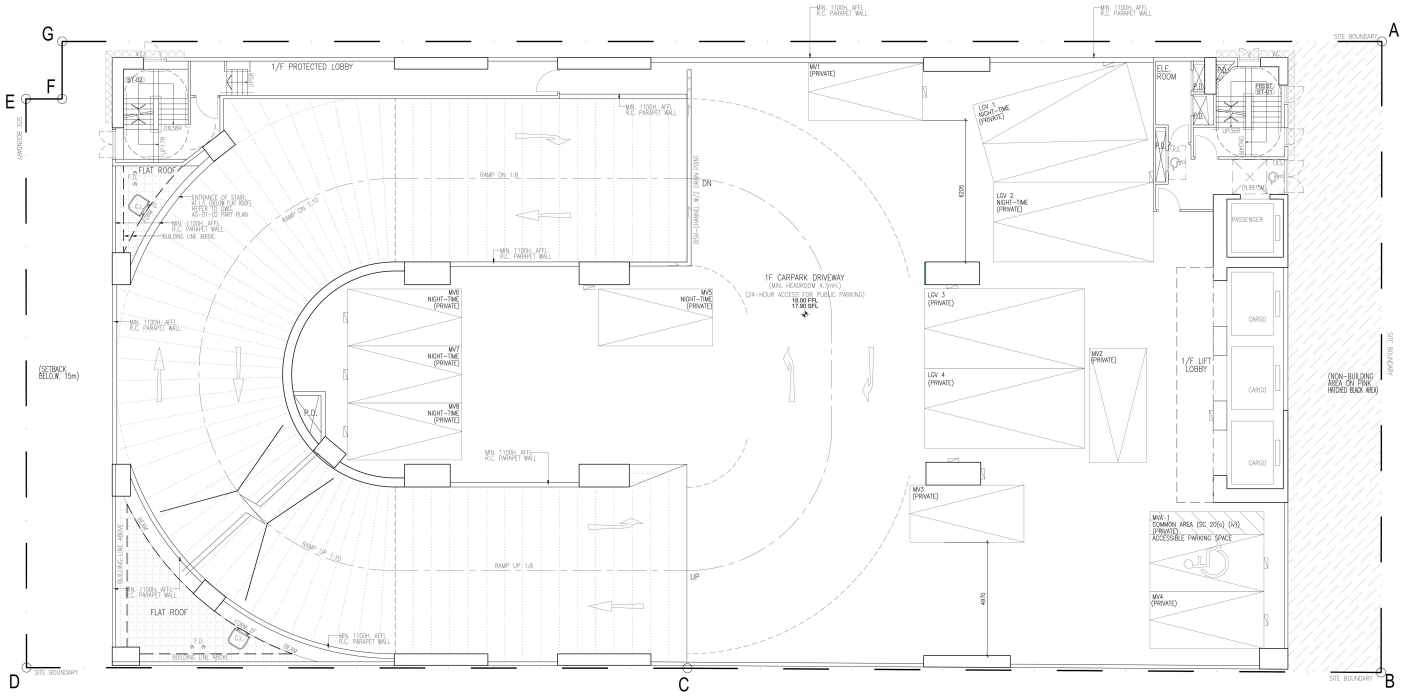
PROJECT NO. J684

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

DRAWING NO. AG-01-02 REV. 1

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 2



1 FIRST FLOOR PLAN
- ~~1:100 @A1~~

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

DRAWING NO. AG-01-03
REV. 1

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

ORIGINATOR
AGC DESIGN LTD

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

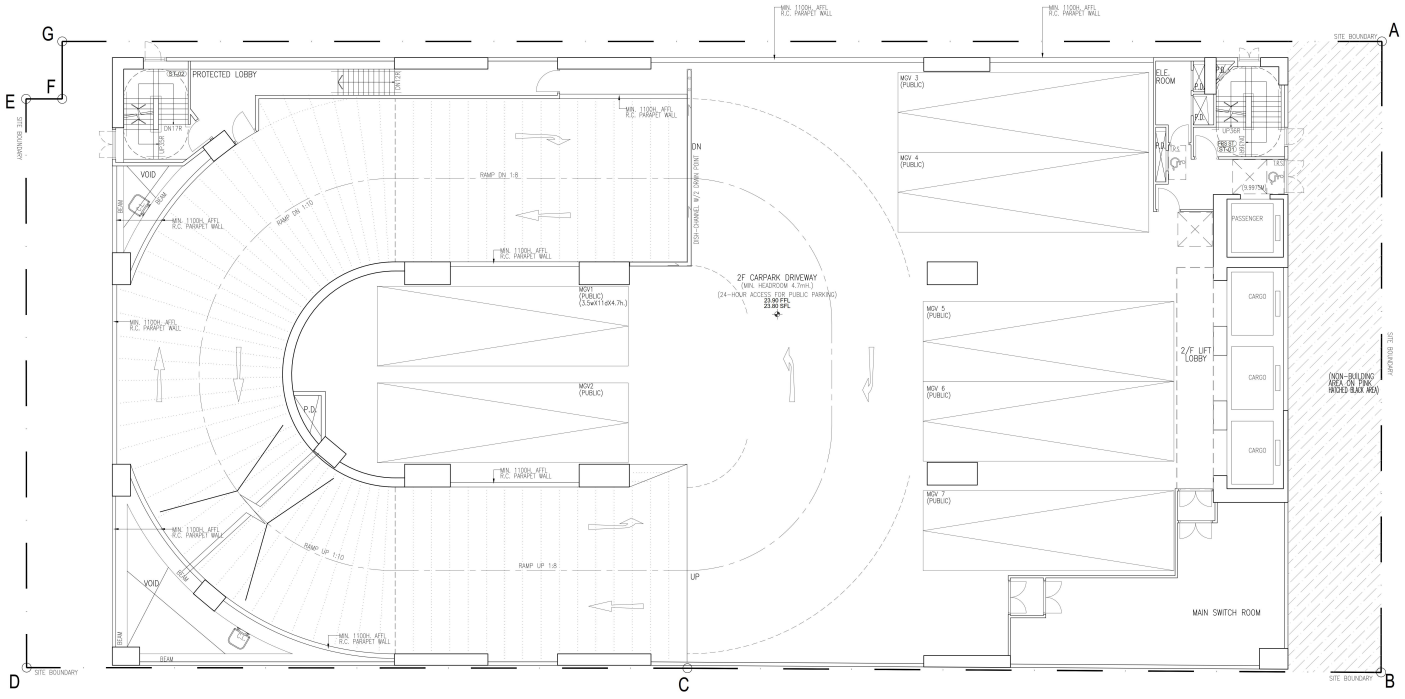
TITLE
FIRST FLOOR PLAN

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CHECKED	WSC	SCALE	~~1:100 @A1~~	DRAWING NO	AG-01-03
DESIGNED	LSC	APPROVED	TL	REV	–

PROJECT NO. J684

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 3



1 SECOND FLOOR PLAN
~~1:100 @A1~~

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

Drawing No. AG-01-04 REV. 1

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

ORIGINATOR
AGC DESIGN LTD

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

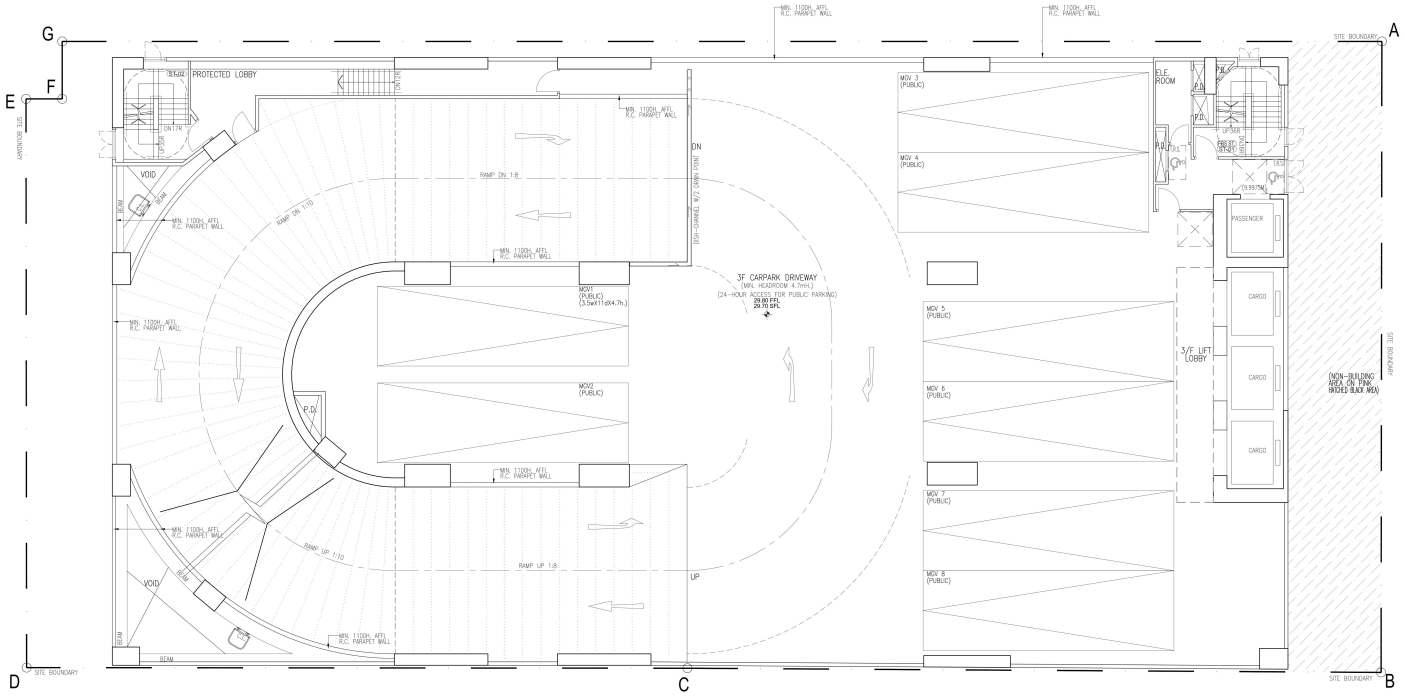
TITLE
SECOND FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:100 @A1~~	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-04	–

PROJECT NO. J684

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 4



1 THIRD FLOOR PLAN
- ~~1:100 @A1~~

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

REV.	DESCRIPTION	BY	DATE	APPROVED
–	1st SUBMISSION	LCYT	JUL23	TL

ORIGINATOR
AGC DESIGN LTD

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

TITLE
THIRD FLOOR PLAN

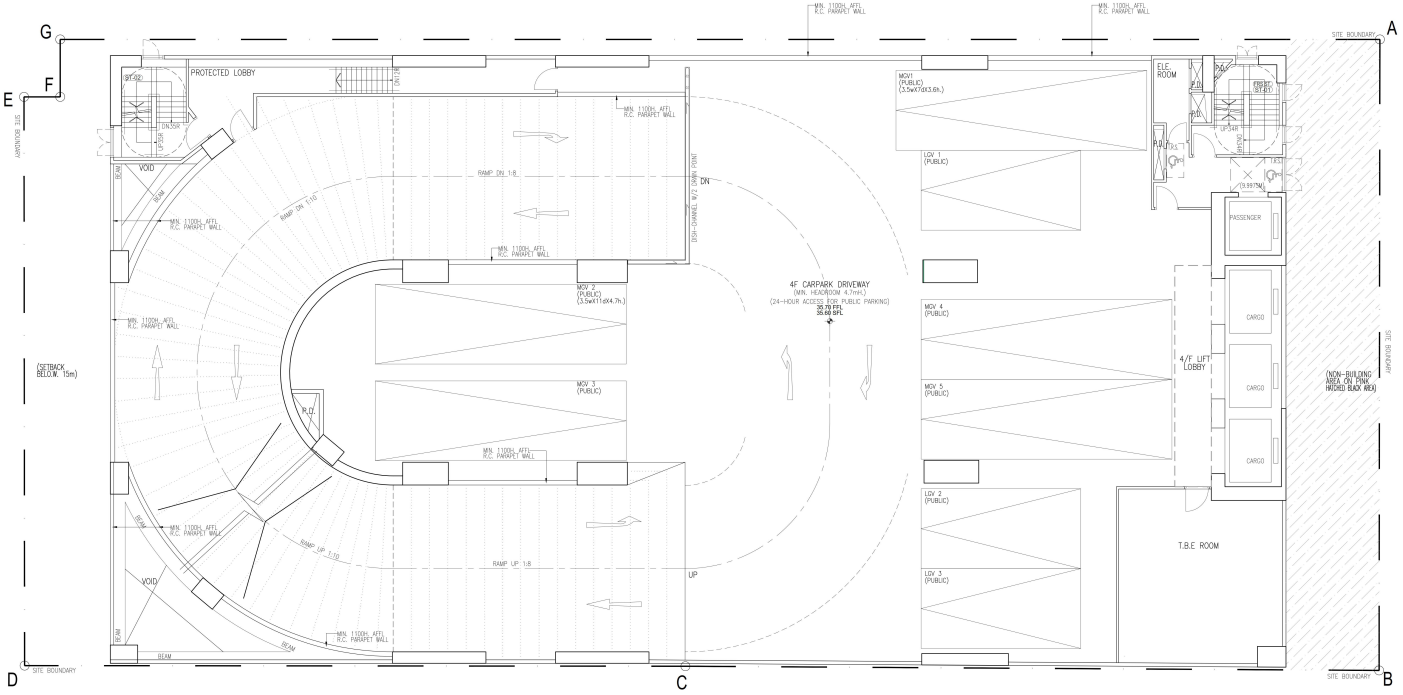
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DESIGNED	LSC	APPROVED	TL	AG-01-05	–

PROJECT NO. J684

Drawing No. AG-01-05 REV. –

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 5



1 FOURTH FLOOR PLAN
- ~~1:100 @A1~~

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

ORIGINATOR
AGC DESIGN LTD

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

TITLE
FOURTH FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:100 @A1~~	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-06	–

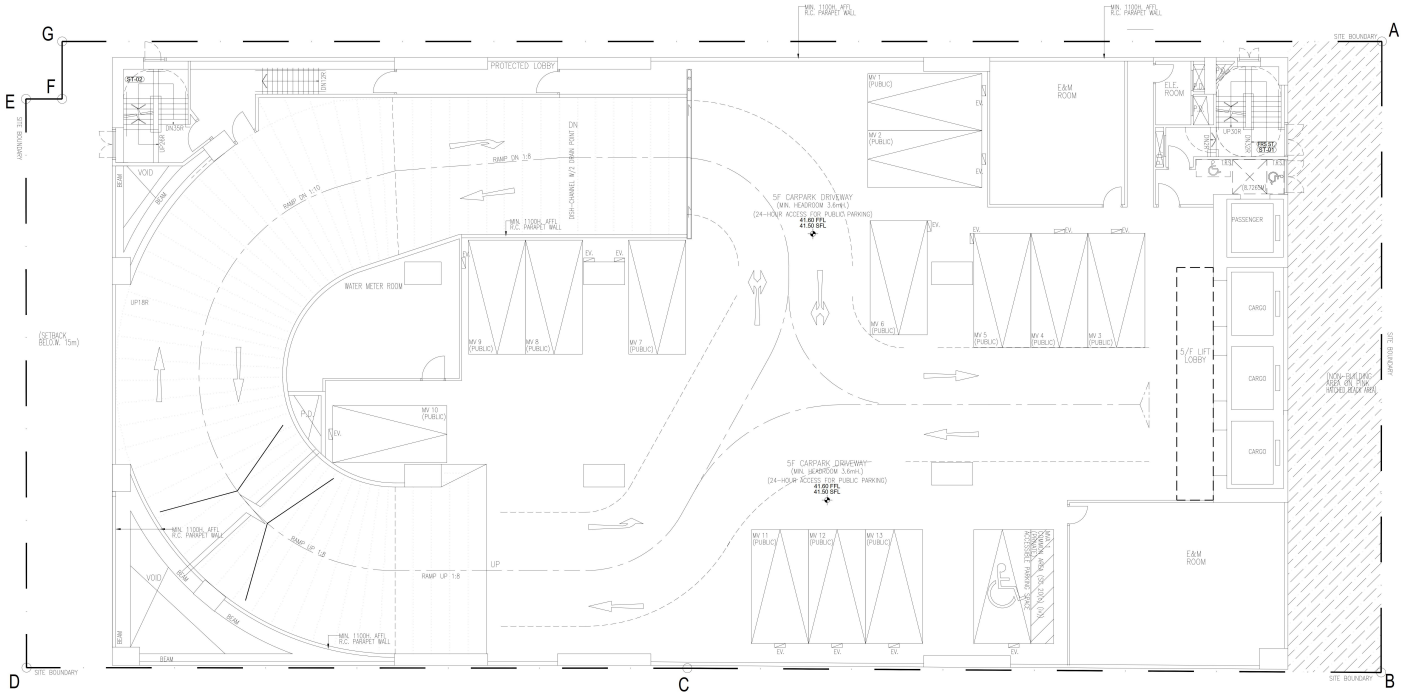
PROJECT NO. J684

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

Drawing No. AG-01-06 REV. –

（摘錄自申請人於 12.11.2026 呈交的進一步資料）
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 6



1 FIFTH FLOOR PLAN
- ~~1:100 @A1~~

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

ORIGINATOR
AGC DESIGN LTD

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

TITLE
FIFTH FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	J684 Fanling\DWG\Section 16 Submission\AG-01-05A_5F.dwg
CHECKED	WSC	SCALE	~~1:100 @A1~~	DRAWING NO	AG-01-06A
DESIGNED	LSC	APPROVED	TL	REV	–

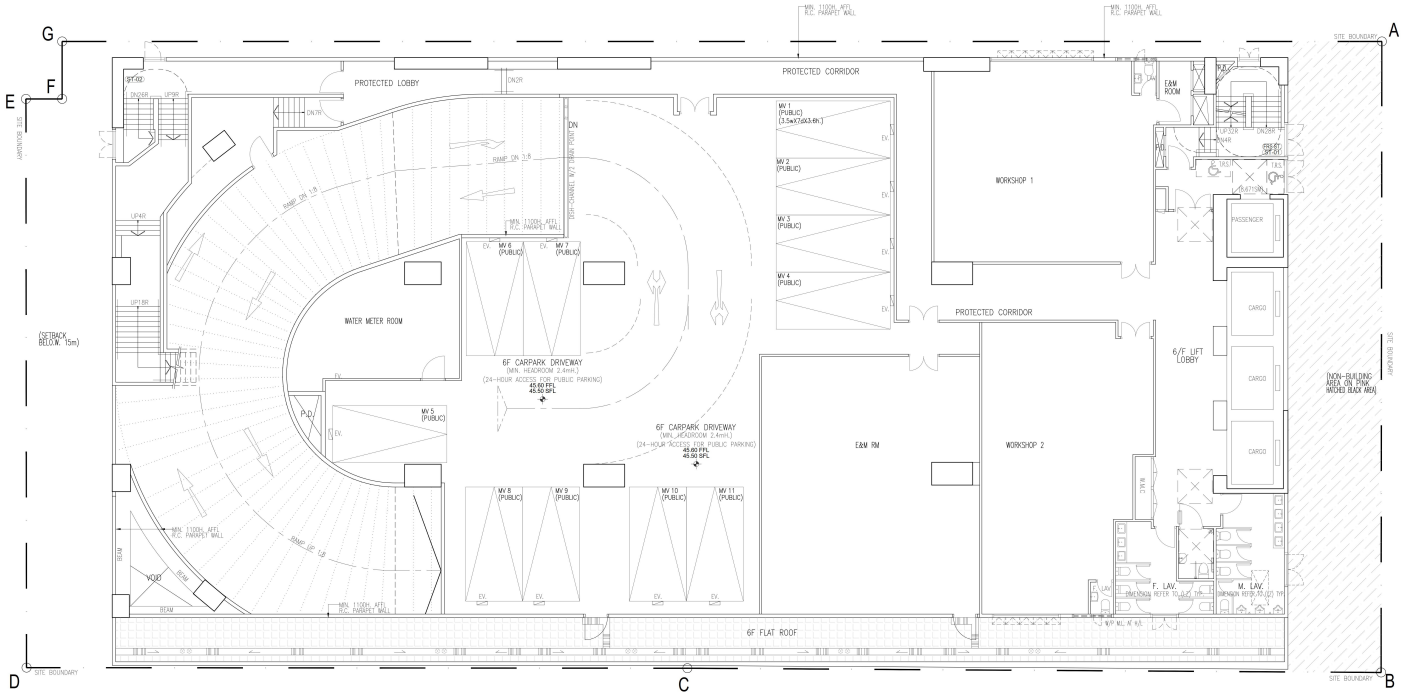
PROJECT NO. J684

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

DRAWING NO AG-01-06A REV –

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 7



1 SIXTH FLOOR PLAN
1:100 @A1

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

ORIGINATOR
AGC DESIGN LTD

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

TITLE
SIXTH FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF
CHECKED	WSC	SCALE	1:100 @A1	DRAWING NO. AG-01-06B
DESIGNED	LSC	APPROVED	TL	REV. –

PROJECT NO. J684

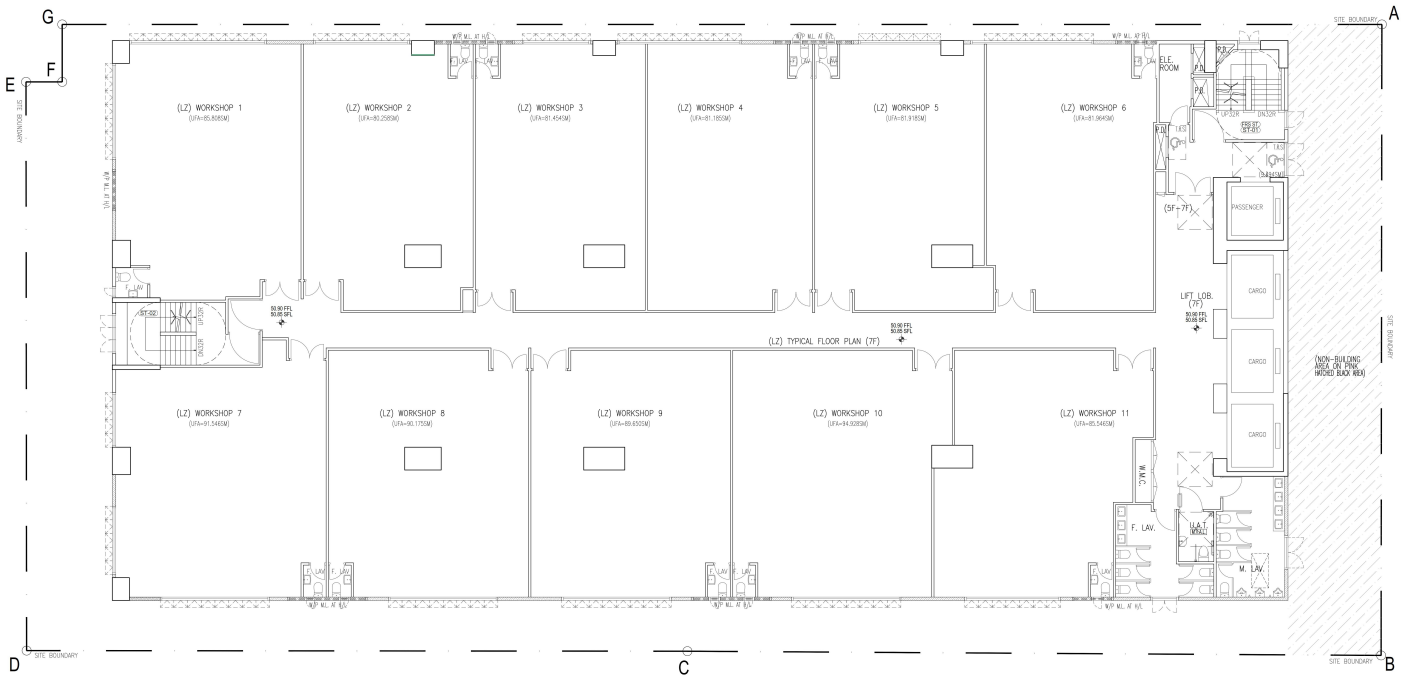
BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>

DRAWING NO. AG-01-06B REV. –

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 8

BD REF : BD 2/9051/22
FSD REF : FP 8/31744 <15>



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

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

ORIGINATOR
AGC DESIGN LTD

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

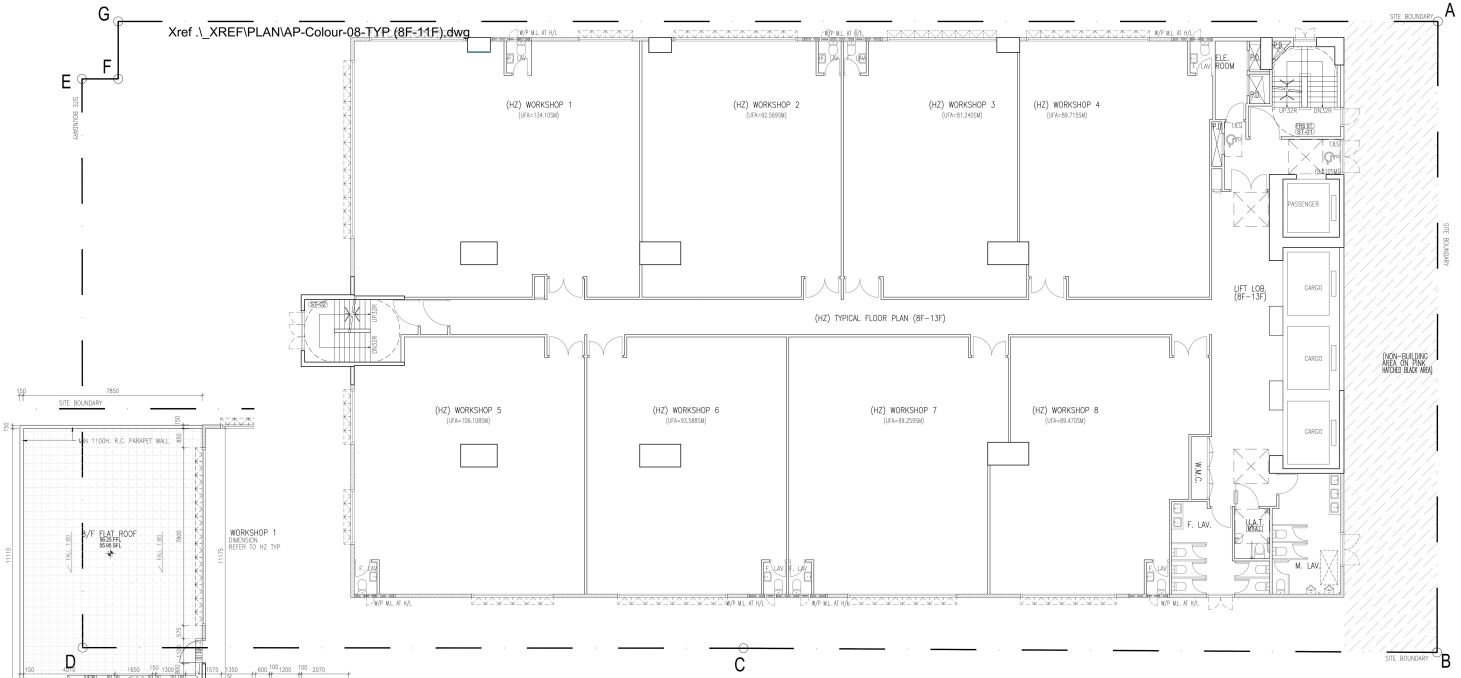
TITLE
LOW ZONE FLOOR PLAN
(7TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:100 @A1~~	DRAWING NO	REV.
DESIGNED	LSC	APPROVED	TL	AG-01-07	–

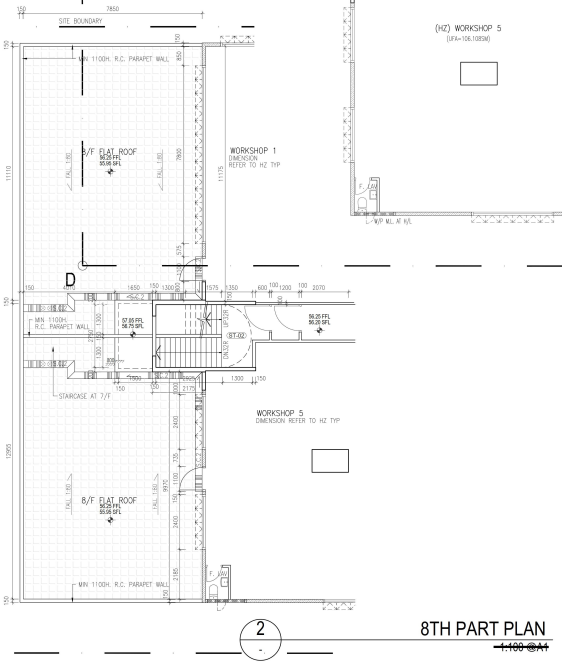
PROJECT NO. J684

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 9



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



2 - 8TH PART PLAN ~~1:100 @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

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

TITLE
TYPICAL HIGHT ZONE FLOOR PLAN (8TH-13TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:100~~	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-08	-

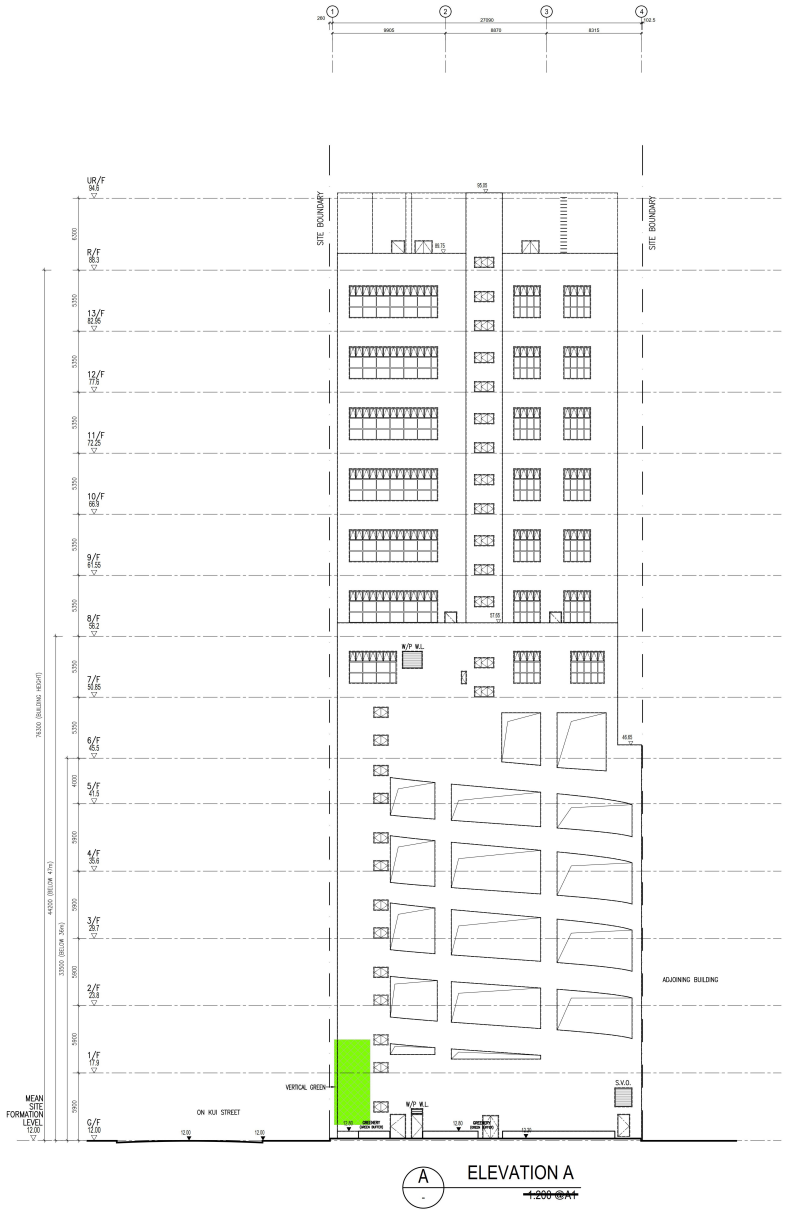
PROJECT NO. J684

Drawing No. AG-01-08 REV. -

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

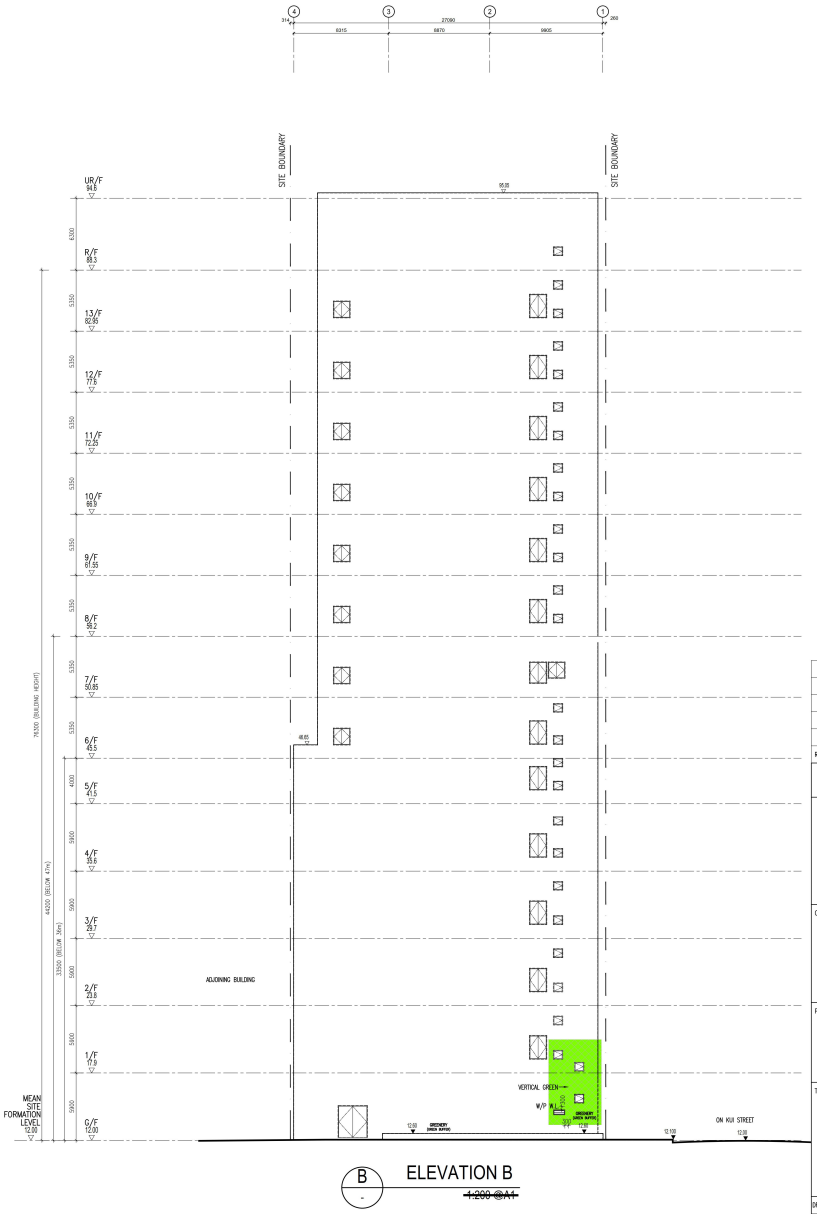
參考編號
REFERENCE No.
A/FSS/306

繪圖
DRAWING
A - 10



A ELEVATION A

1:200 @A1



B ELEVATION B

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

PROJECT

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

TITLE

ELEVATION A & B

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:200 @A1~~	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-02-01	–

PROJECT NO. J684

DRAWING NO AG-02-01 REV –

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號
REFERENCE No.
A/FSS/306

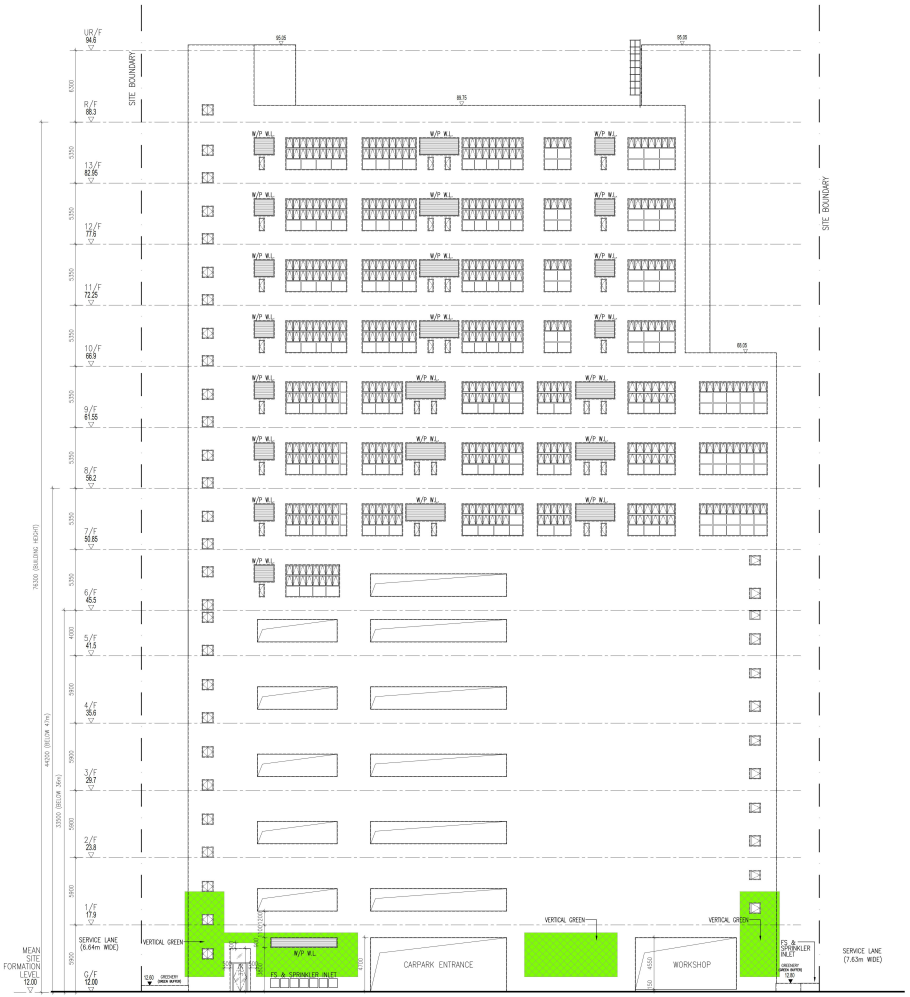
繪圖
DRAWING
A - 11

REV. –

Drawing No. AG-02-02

BD REF : BD 2/9051/22

FSD REF : FP 8/31744 <15>



C ELEVATION C

~~1:200 @A1~~

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

ORIGINATOR

AGC DESIGN LTD

PROJECT

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

TITLE

ELEVATION C

DRAWN	KWY	DATE	JUN 2023	CAD REF	
CHECKED	WSC	SCALE	~~1:200 @A1~~	DRAWING NO	REV.
DESIGNED	LSC	APPROVED	TL	AG-02-02	–

PROJECT NO. J684

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號
REFERENCE No.
A/FSS/306

繪圖
DRAWING
A - 12

Figure 3.1 Indicative Sections of the Approved GBP Scheme

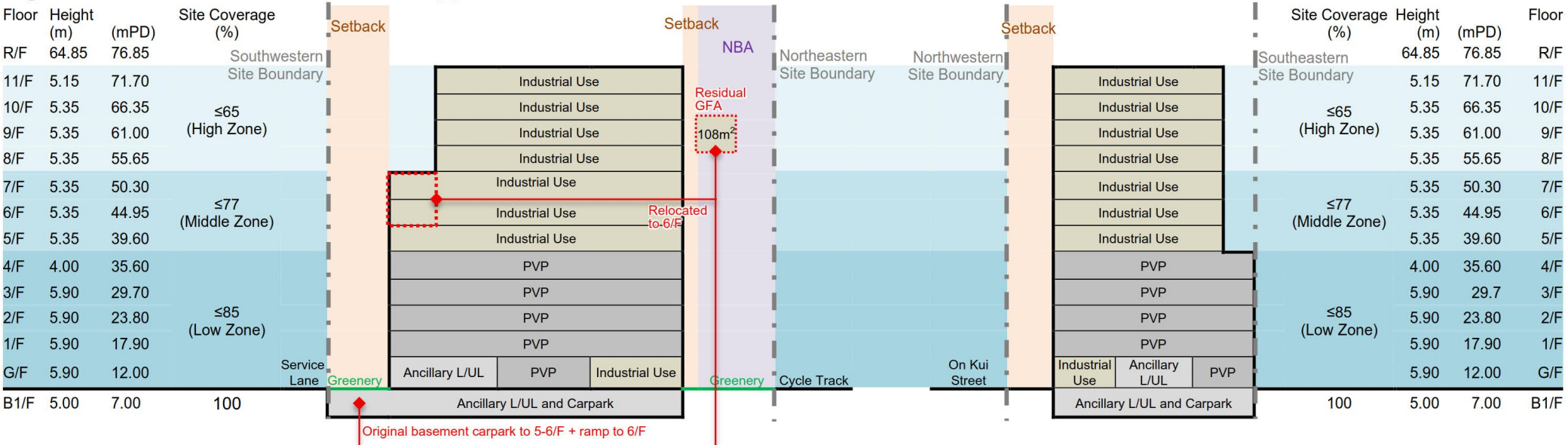
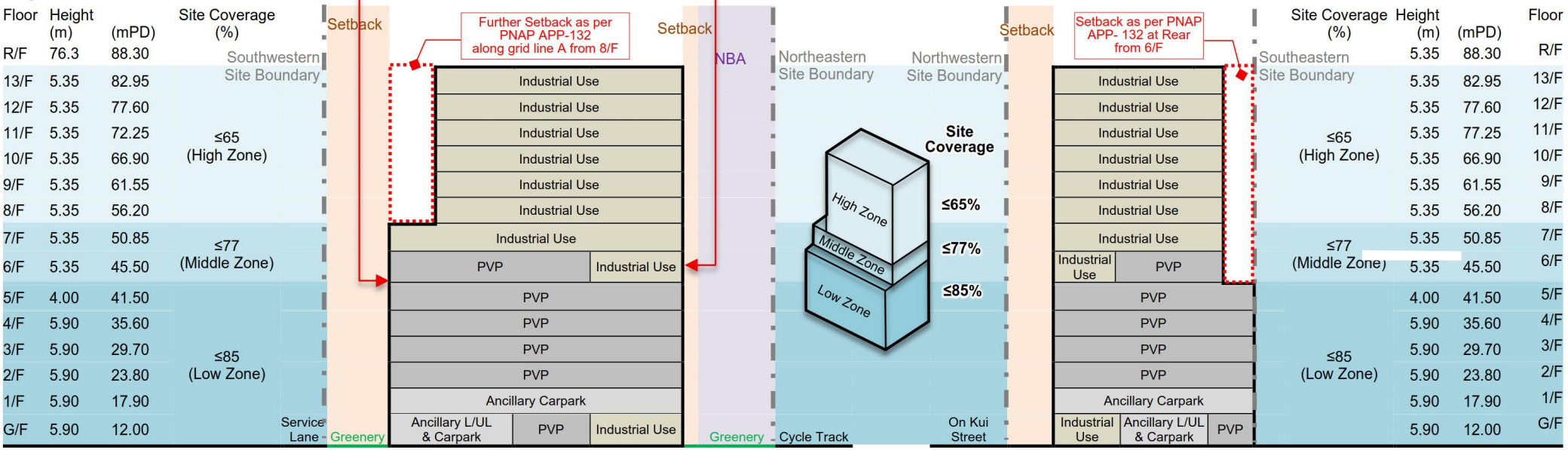


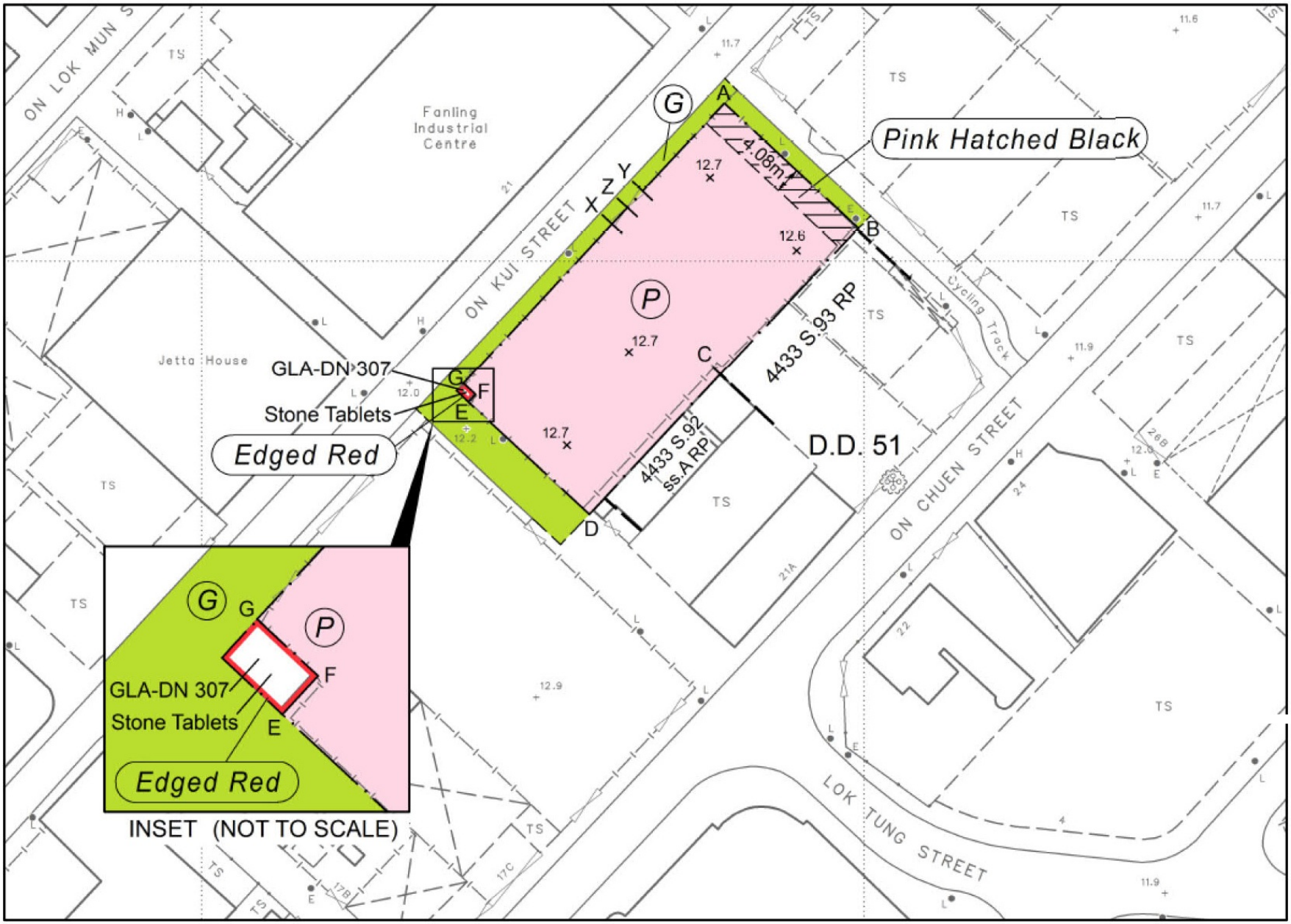
Figure 3.2 Indicative Sections of the Proposed Scheme



(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 13

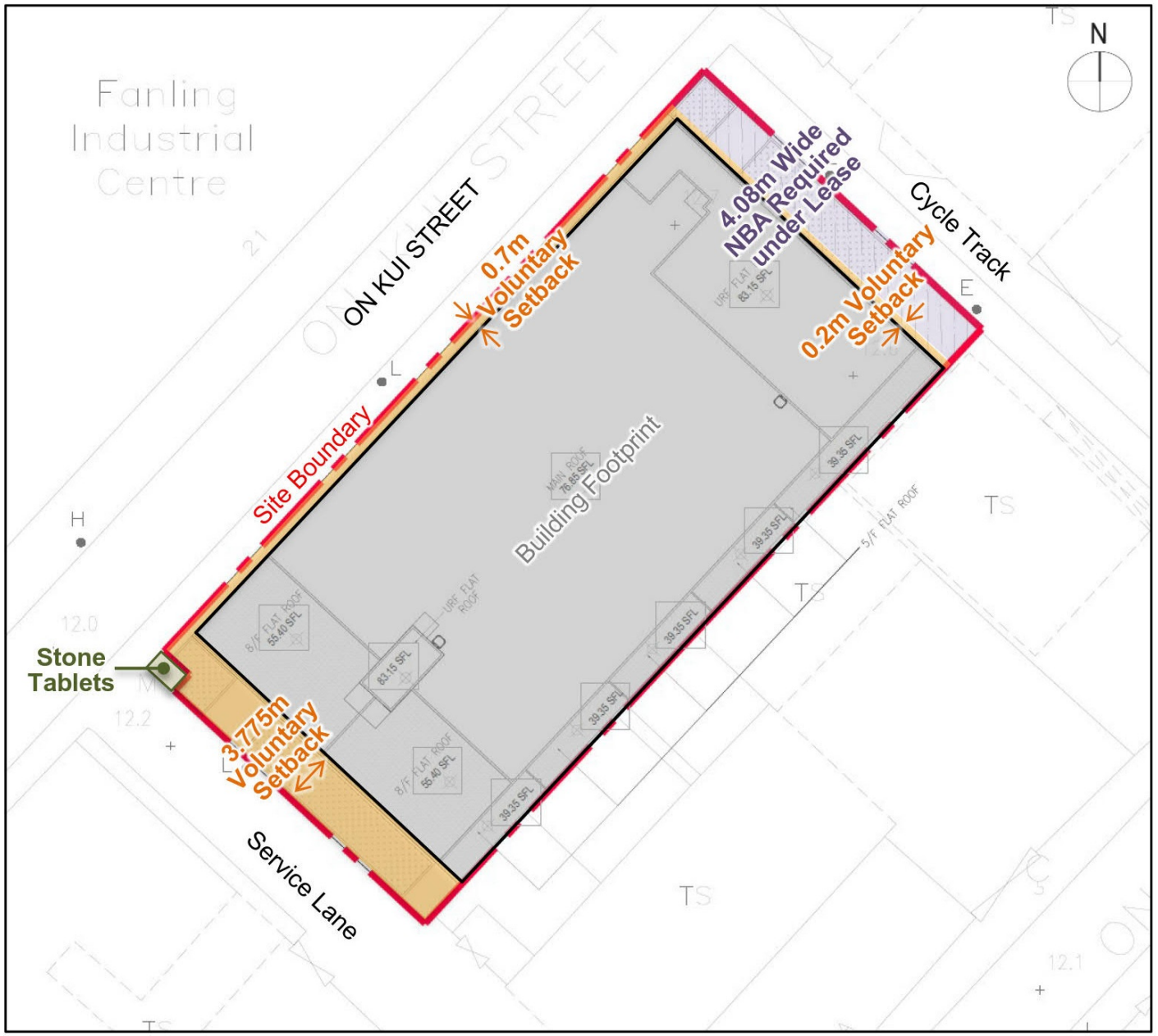
Figure 2.5 Extract of Lease Plan



(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

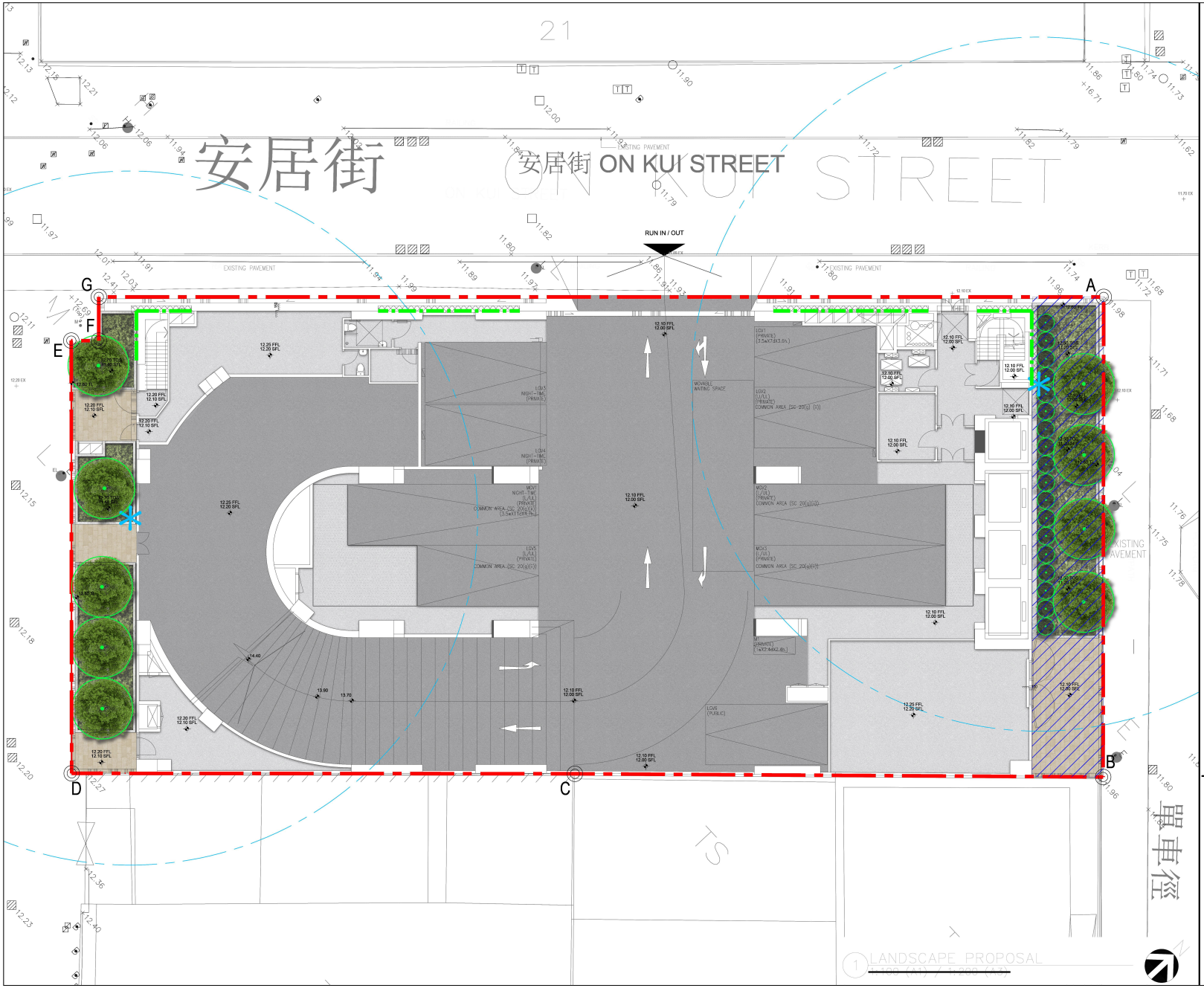
參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 14

Figure 3.3 Location of Additional Building Setbacks



(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 15



Rev. Date Amendment Purpose

LEGEND

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

Drawing Purposes

S.16 PLANNING APPLICATION

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

Drawing Title

LANDSCAPE PROPOSAL

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

Authorized Person - Architect

AGC DESIGN LTD
architecture urban design interior

Co

Oriental Landscapes Limited
東方綠化有限公司

(摘錄自申請人於 12.11.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 16



Figure 1 - Photo taken on 23 September 2022

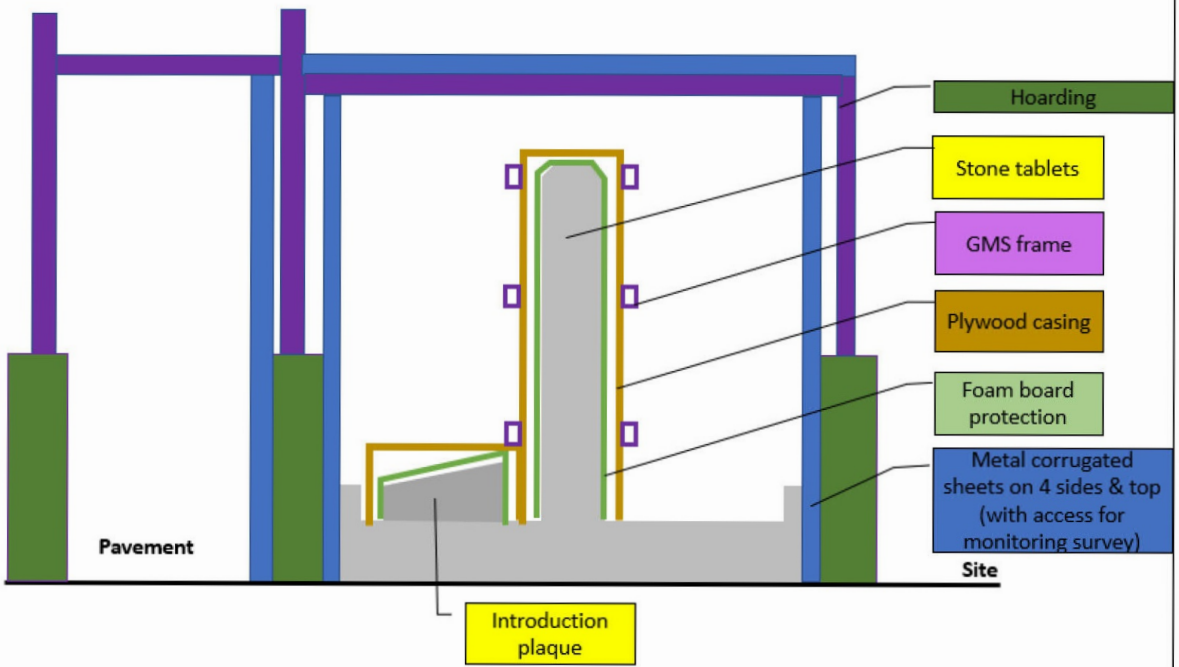
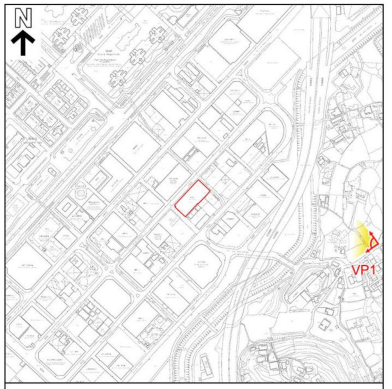


Figure 2 - Indicative diagram for proposed protection



EXISTING VIEW



KEY PLAN
~~SCALE: 1: 2 500~~



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP1 - SHUNG HIM TONG TSUEN

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

FIGURE 3.1

BASED ON SITE PHOTO
TAKEN ON 9.6.2026

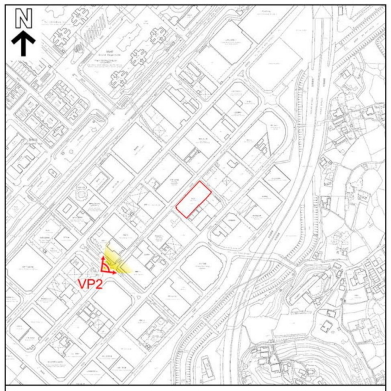
DATE: 11.11.2026

(摘錄自申請人於 12. 11. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

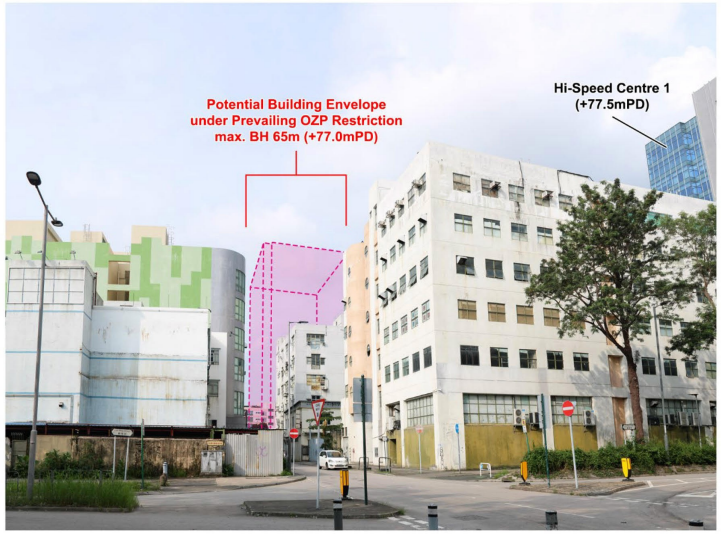
參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 18



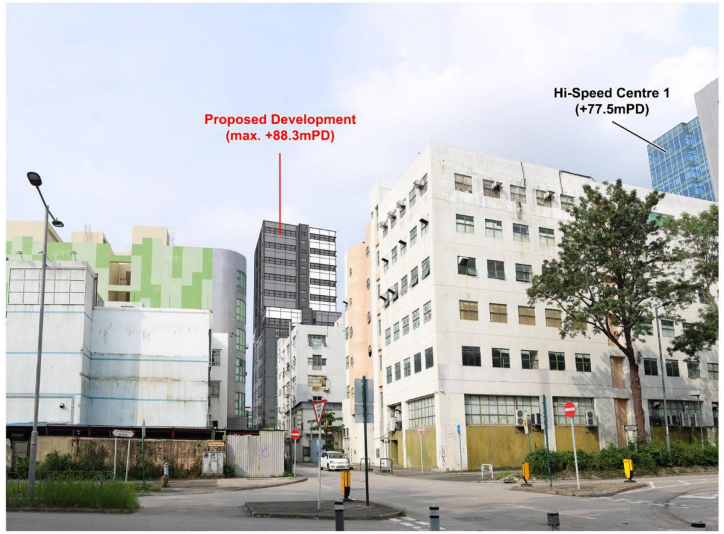
EXISTING VIEW



KEY PLAN
~~SCALE: 1: 2 500~~



PREVAILING OZP
RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

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

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

FIGURE 3.2

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

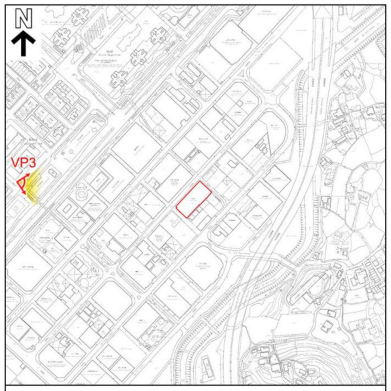
DATE: 11.11.2026

(摘錄自申請人於 12. 11. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.11.2026)

參考編號 REFERENCE No. A/FSS/306	繪圖 DRAWING A - 19

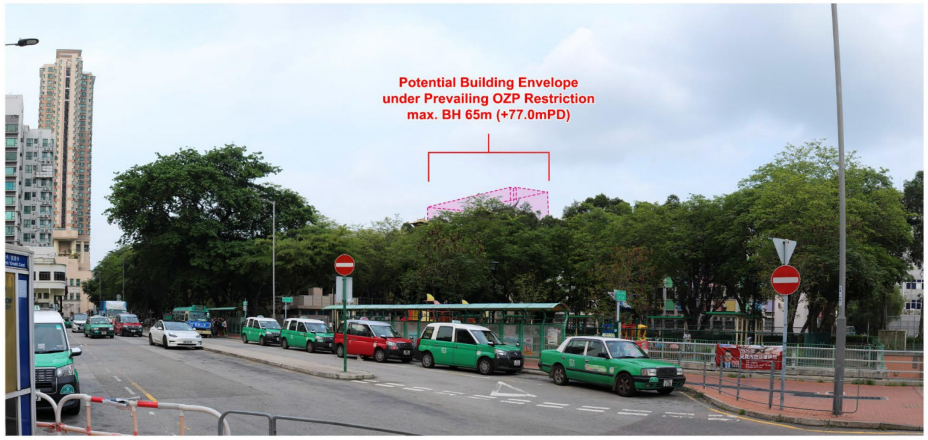


EXISTING VIEW



KEY PLAN

~~SCALE: 1: 2 500~~



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP3 - OLD LUEN WO MARKET

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

FIGURE 3.3

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

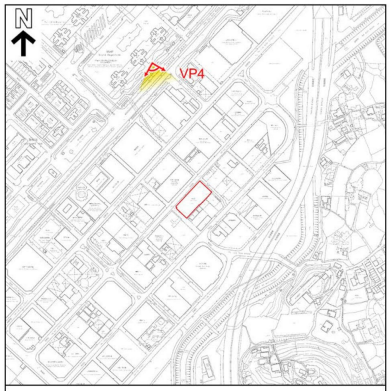
DATE: 11.11.2026

(摘錄自申請人於 12. 11. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 20



EXISTING VIEW



KEY PLAN

~~SCALE: 1: 2 500~~



PREVAILING OZP RESTRICTION



PROPOSED SCHEME

KTA PLANNING LIMITED 規劃顧問有限公司

PHOTOMONTAGE

VP4 - LUEN WO HUI CHILDREN'S PLAYGROUND

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

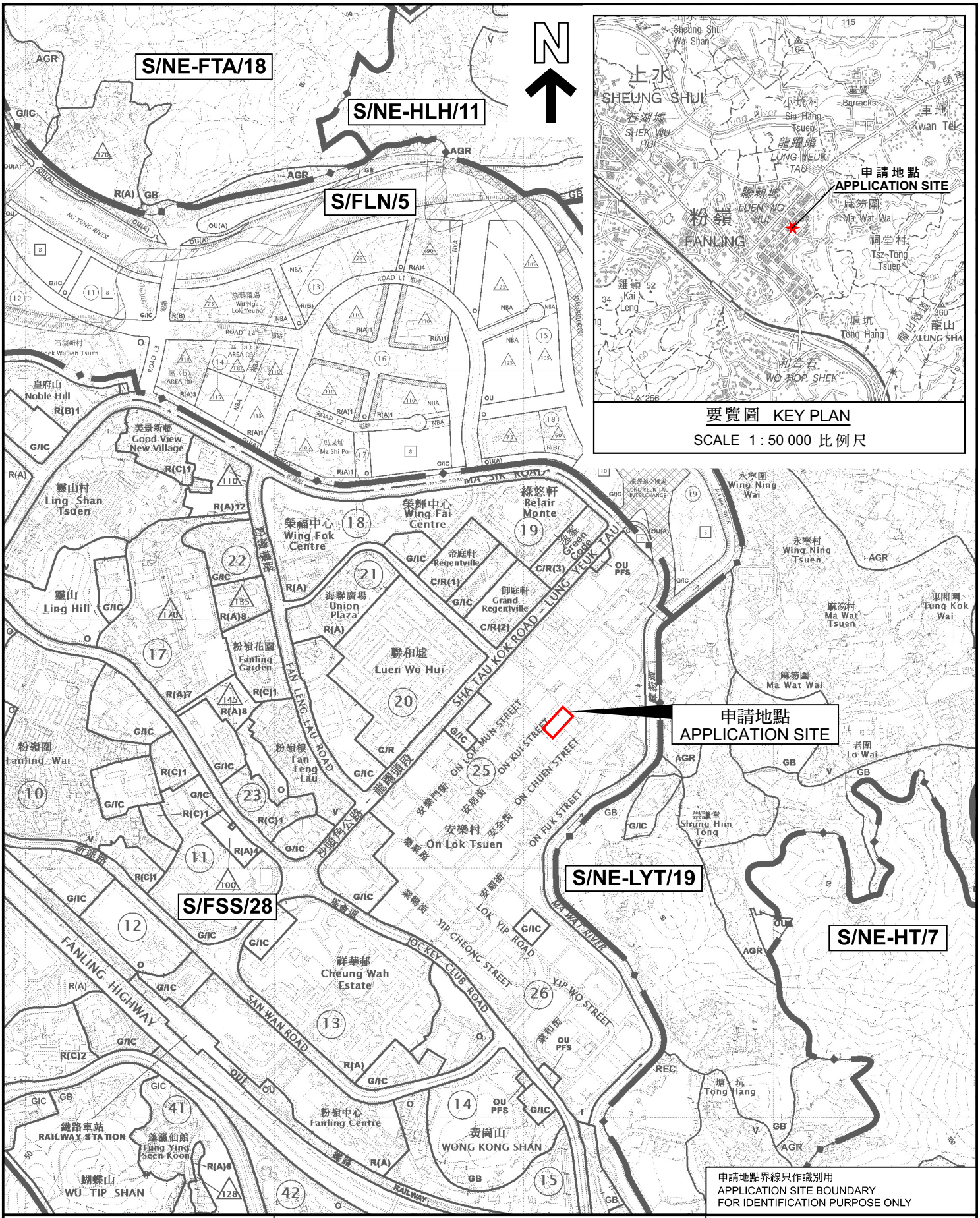
FIGURE 3.4

BASED ON SITE PHOTO TAKEN ON 13.5.2026

DATE: 11.11.2026

(摘錄自申請人於 12. 11. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/306	A - 21



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2026年9月15日擬備，
所根據的資料為於2024年4月9日
核准的分區計劃大綱圖編號 S/FSS/28
EXTRACT PLAN PREPARED ON 15.9.2026
BASED ON OUTLINE ZONING PLAN No.
S/FSS/28 APPROVED ON 9.4.2024

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
粉嶺安居街粉嶺上水市地段第245號
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

SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/FSS/306

圖 PLAN
A-1

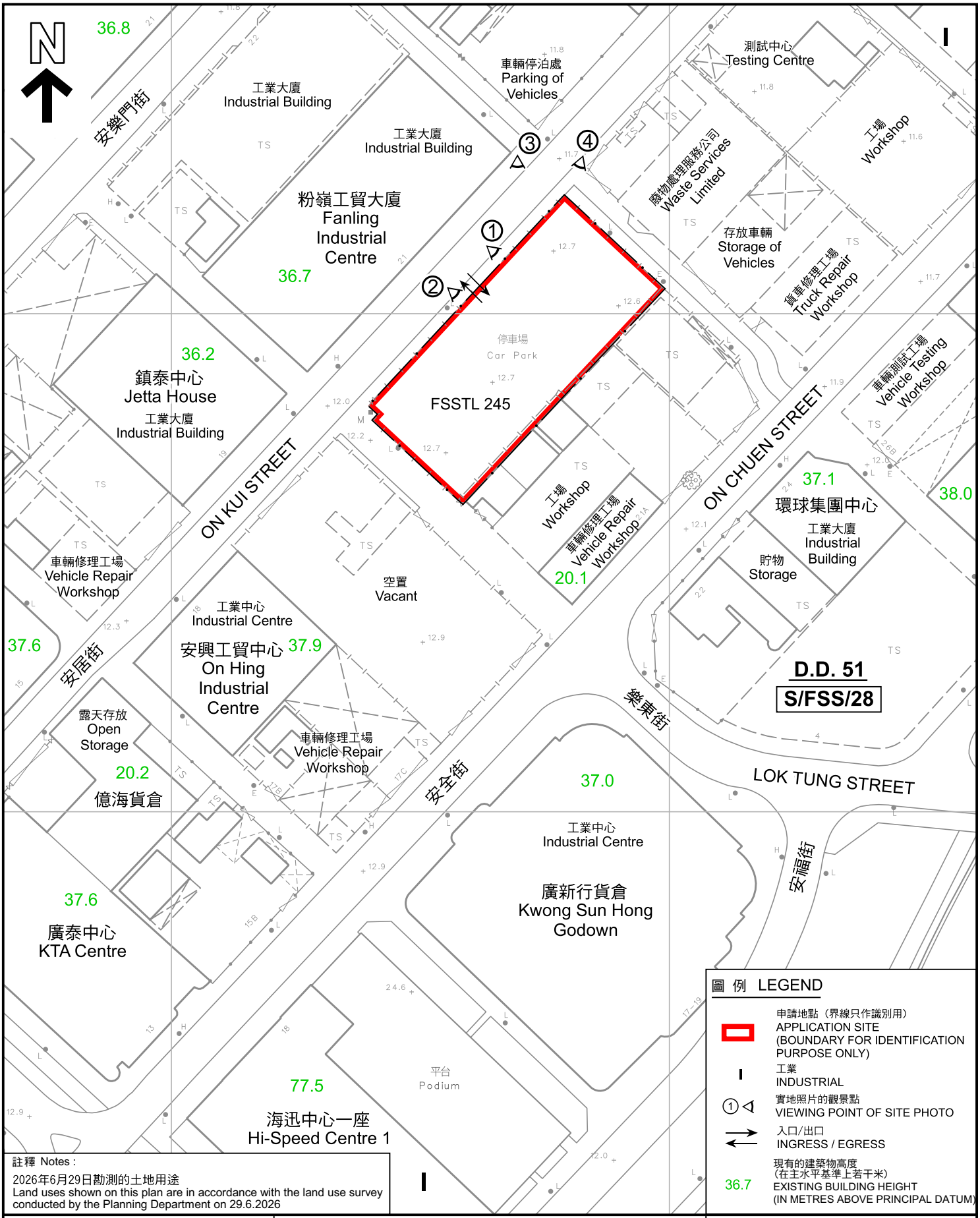


圖 例 LEGEND

- 申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- I 工業 INDUSTRIAL
- ①◁ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO
- → ← 入口/出口 INGRESS / EGRESS
- 36.7 現有的建築物高度（在主水平基準上若干米） EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

註釋 Notes :

2026年6月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 29.6.2026

本摘要圖於2026年11月10日擬備，
所根據的資料為測量圖編號
3-SW-7D 及 8C
EXTRACT PLAN PREPARED ON 10.11.2026
BASED ON SURVEY SHEETS No.
3-SW-7D & 8C

平面圖 SITE PLAN

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
粉嶺安居街粉嶺上水市地段第245號
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

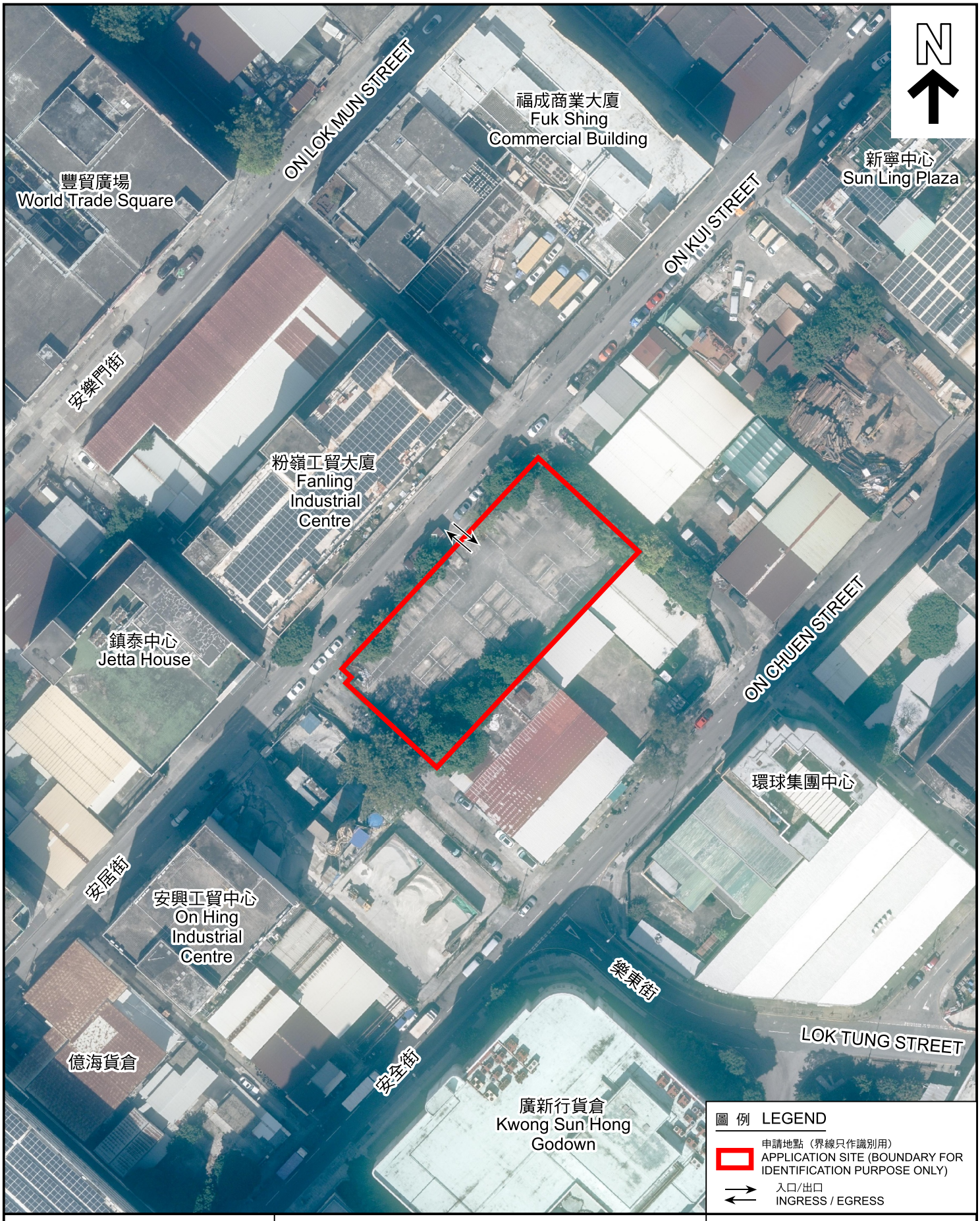
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/FSS/306

圖 PLAN
A-2



本摘要圖於2026年7月27日擬備，
所根據的資料為地政總署於2024年11月1日
拍得的航攝照片編號 E238779C

EXTRACT PLAN PREPARED ON 27.7.2026
BASED ON AERIAL PHOTO No.
E238779C TAKEN ON 1.11.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

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
粉嶺安居街粉嶺上水市地段第245號
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

規劃署
Planning Department

參考編號
REFERENCE No.
A/FSS/306

圖 PLAN
A-3









申請地點界線只作識別用　APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年7月24日擬備，所根據的資料為攝於2026年7月3日的實地照片
PLAN PREPARED ON 24.7.2026
BASED ON SITE PHOTOS
TAKEN ON 3.7.2026

實地照片 SITE PHOTOS

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
粉嶺安居街粉嶺上水市地段第245號
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

規劃署
Planning Department

參考編號
REFERENCE No.
A/FSS/306

圖 PLAN
A-4