

# *Appendix 1*

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CONCEPTUAL ARCHITECTURAL DRAWINGS

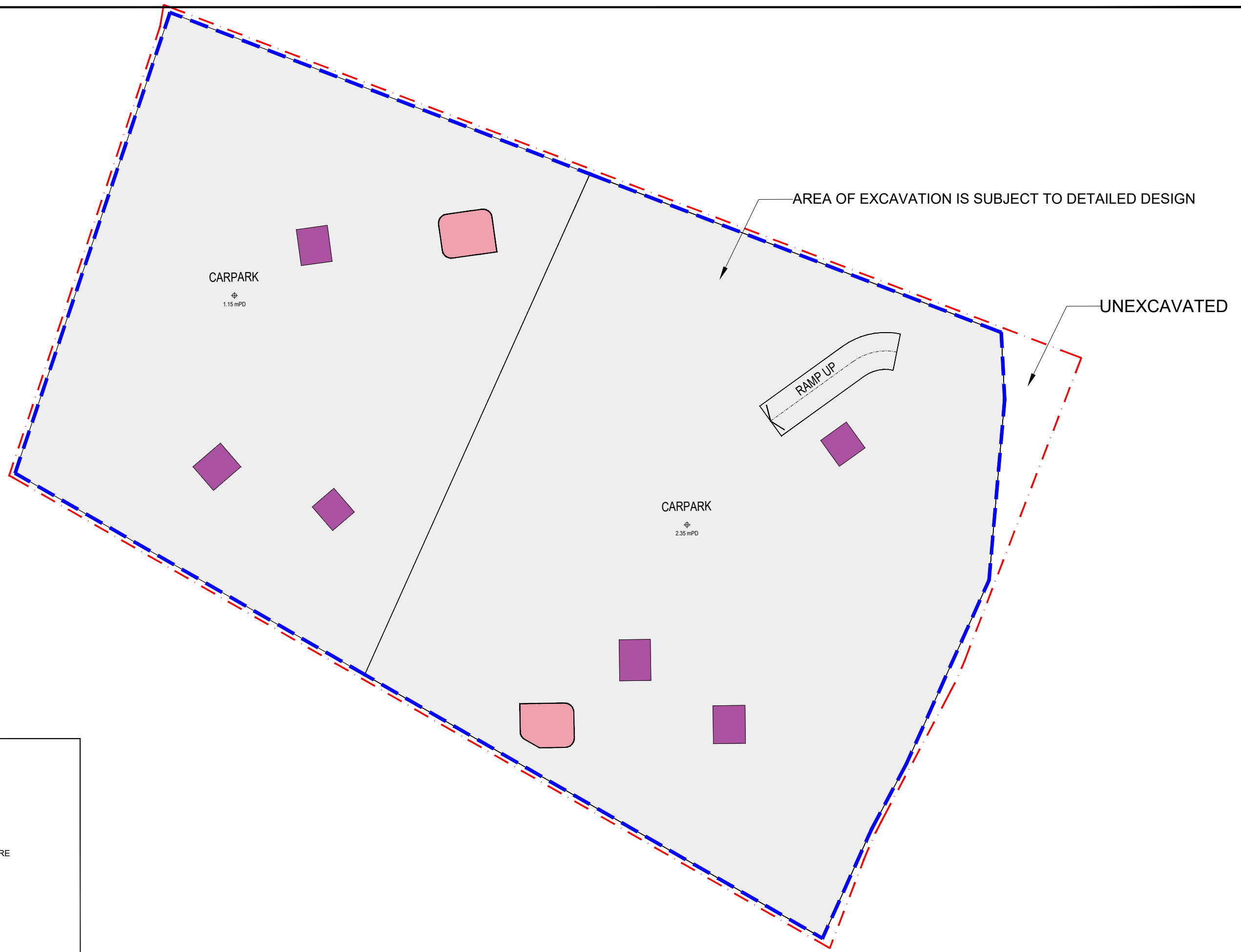


**LEGEND**

- - - SITE BOUNDARY
- LANDSCAPE AREA
- E&M
- RESIDENTIAL
- EVA / DRIVEWAY

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - Block Plan  
 30-07-2024  
 1:600 (A3)



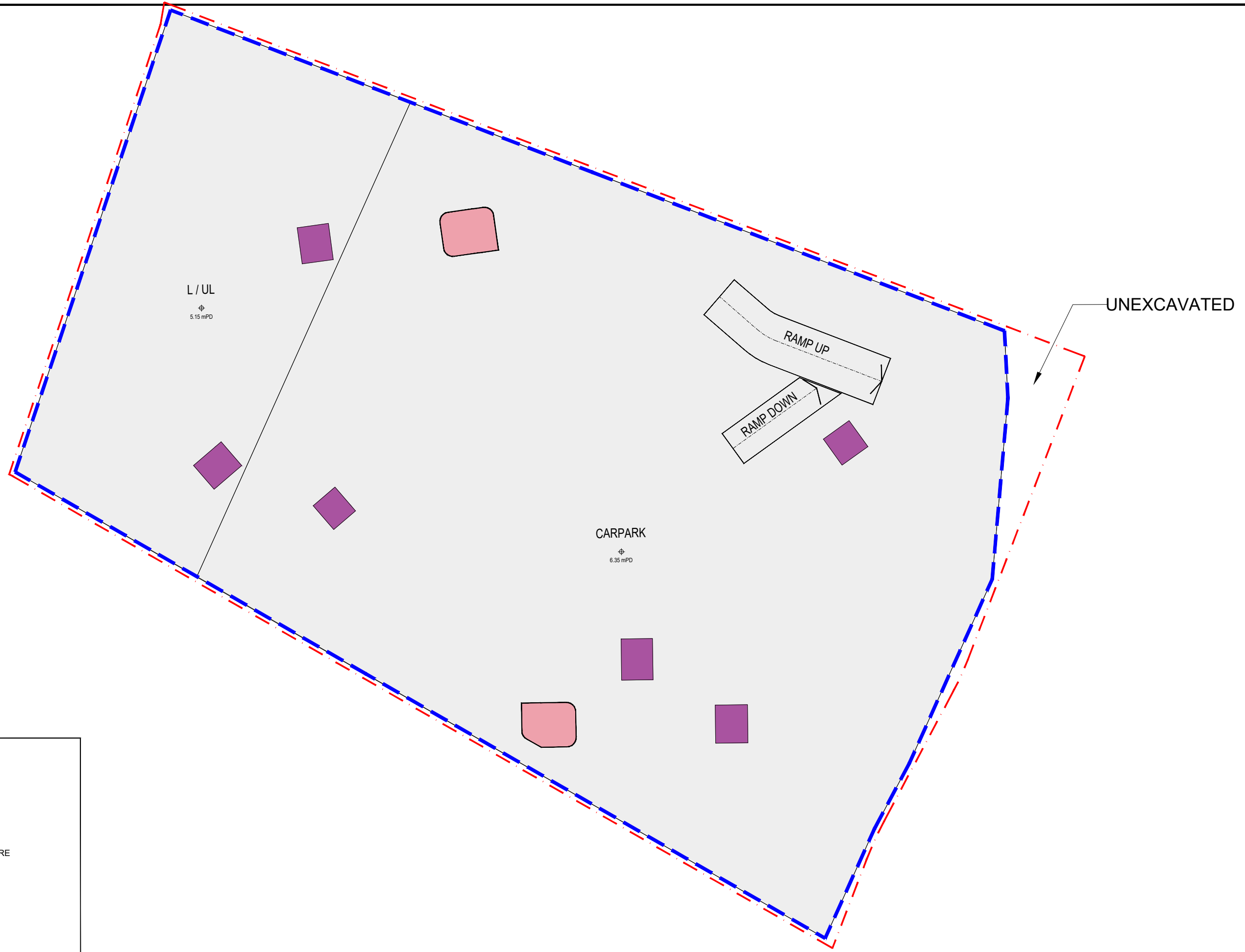


**LEGEND**

- - - SITE BOUNDARY
- - - AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
Proposed Scheme - B2 Floor Plan  
30-07-2024  
1:600 (A3)





**LEGEND**

- - - SITE BOUNDARY
- - - AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
Proposed Scheme - B1 Floor Plan  
30-07-2024  
1:600 (A3)

**LWK  
+PARTNERS**



**LEGEND**

- SITE BOUNDARY
- RETAIL
- LANDSCAPE AREA
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - GF Plan  
 30-07-2024  
 1:600 (A3)





**LEGEND**

- - - SITE BOUNDARY
- RETAIL
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - 1F Plan  
 30-07-2024  
 1:600 (A3)





**LEGEND**

- SITE BOUNDARY
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- E&M
- RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF BUILDING MAXIMUM HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - 2F Plan  
 30-07-2024  
 1:600 (A3)





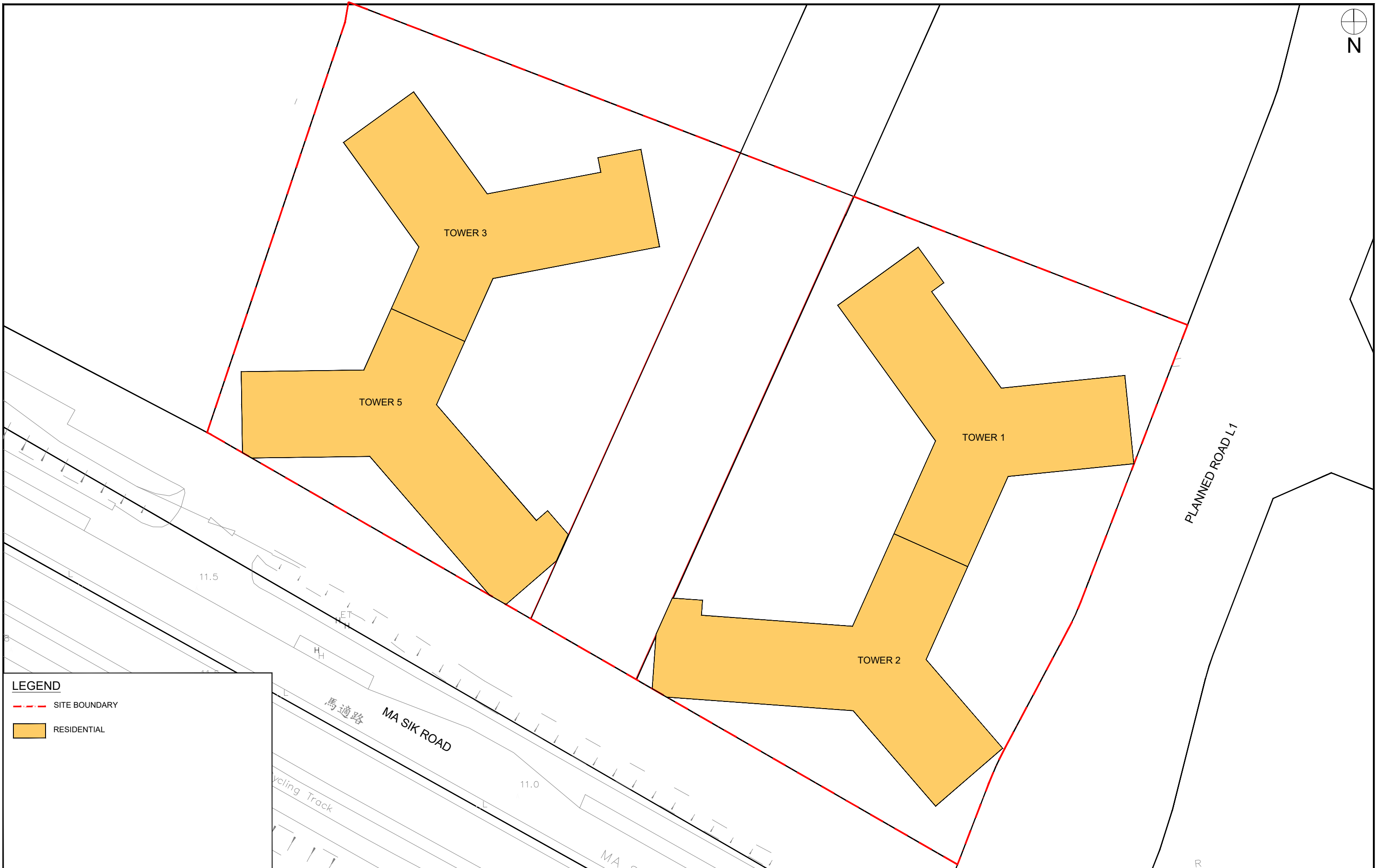
**LEGEND**

- - - SITE BOUNDARY
- RESIDENTIAL LIFT / CIRCULATION CORE
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- E&M
- RESIDENTIAL



PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - 3F Plan  
 30-07-2024  
 1:600 (A3)







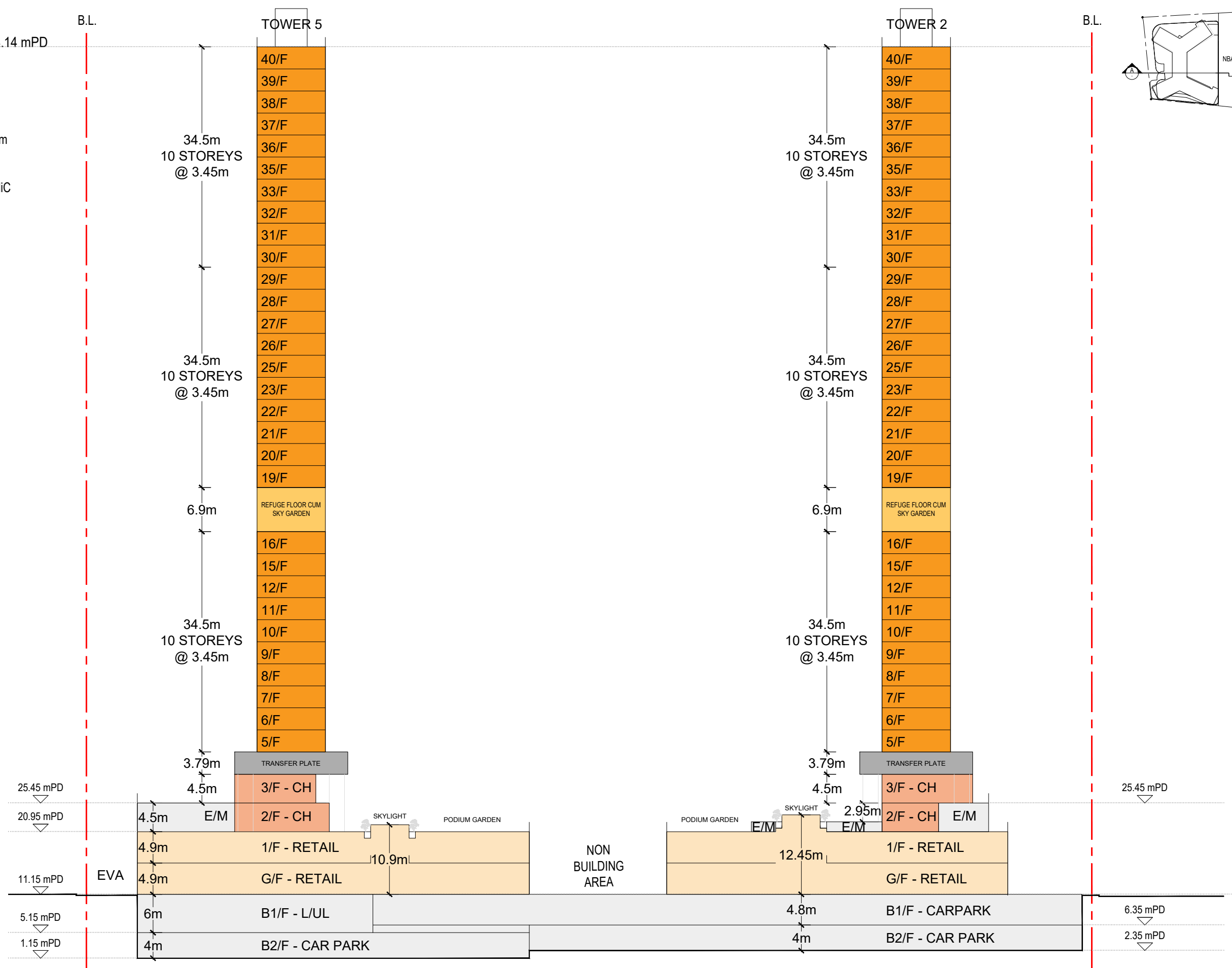
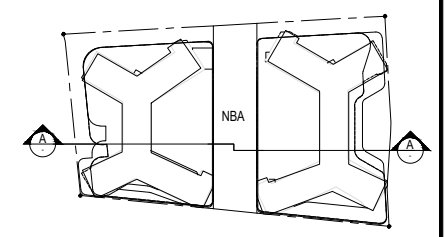
**LEGEND**

-  SITE BOUNDARY
-  RESIDENTIAL

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
Proposed Scheme - Typical Floor Plan  
30-07-2024  
1:600 (A3)



MiC STOREYS : 30  
 TOTAL HEIGHT : 30 x 3.45 m = 103.5m  
 INCREASE IN BUILDING HEIGHT  
 SOUGHT FOR THE ADOPTION OF MiC  
 PER JPN NO. 08  
 = 103.5m x 4% = 4.14m



PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR  
 PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
 MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
 Proposed Scheme - Section A-A  
 30-07-2024  
 1:600 (A3)

