

Attachment 1

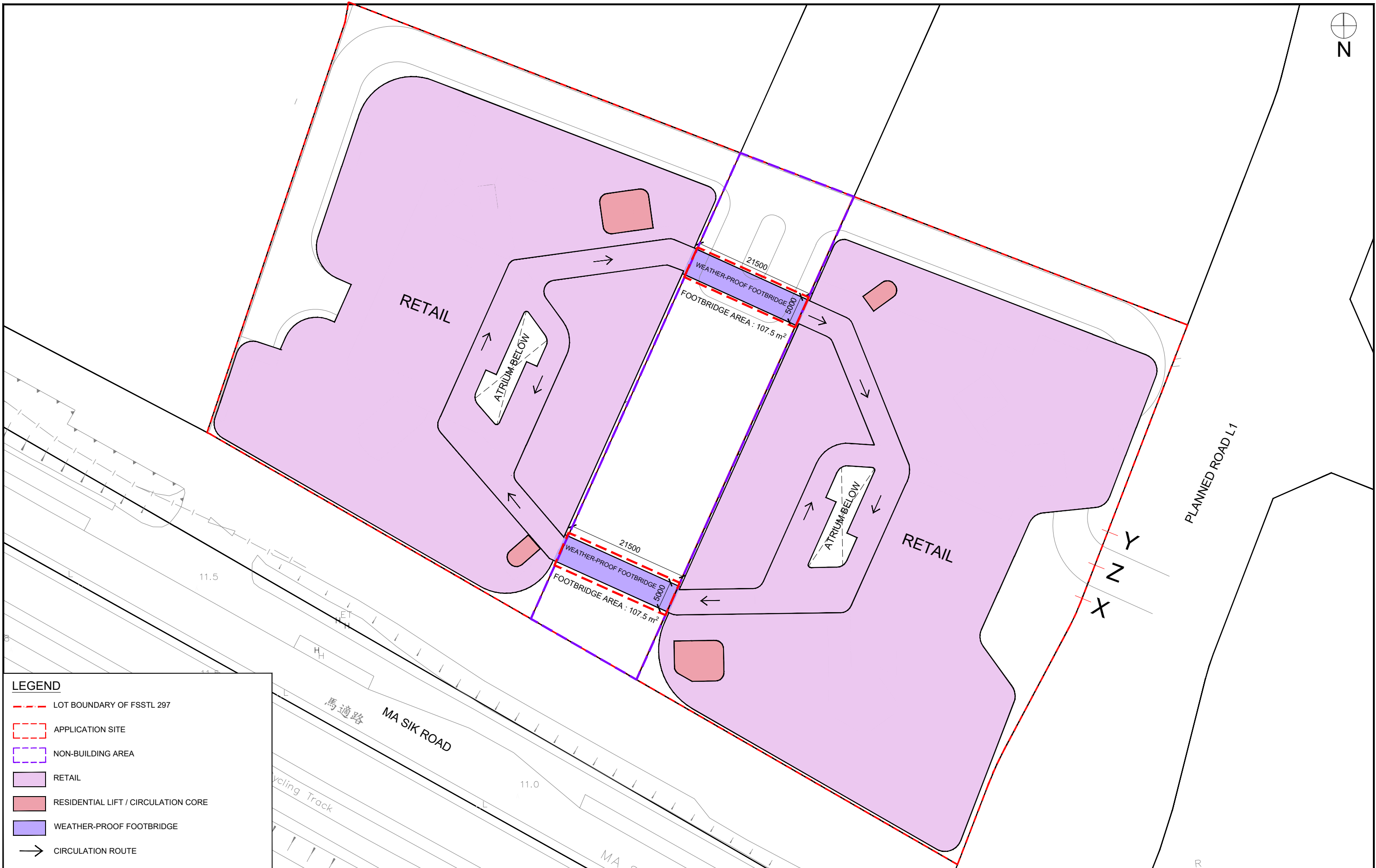
UPDATED CONCEPTUAL ARCHITECTURAL
DRAWINGS, INDICATIVE ARTIST
IMPRESSIONS, AND TECHNICAL SCHEDULE
OF THE PROPOSED FOOTBRIDGE
CONNECTIONS



- LEGEND**
- LOT BOUNDARY OF FSSTL 297
 - - - APPLICATION SITE
 - - - NON-BUILDING AREA
 - RETAIL
 - LANDSCAPE AREA
 - HARD-PAVED AREA
 - RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD, FANLING, NEW TERRITORIES(FSSTL NO.297)
SECTION 16 SUBMISSION
Proposed Scheme - GF Plan
28-08-2025
1:600 (A3)

LWK
+PARTNERS



LEGEND

- LOT BOUNDARY OF FSSTL 297
- APPLICATION SITE
- NON-BUILDING AREA
- RETAIL
- RESIDENTIAL LIFT / CIRCULATION CORE
- WEATHER-PROOF FOOTBRIDGE
- CIRCULATION ROUTE

PROPOSED MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD, FANLING, NEW TERRITORIES(FSSTL NO.297)
SECTION 16 SUBMISSION
Proposed Scheme - 1F Plan
28-08-2025
1:600 (A3)

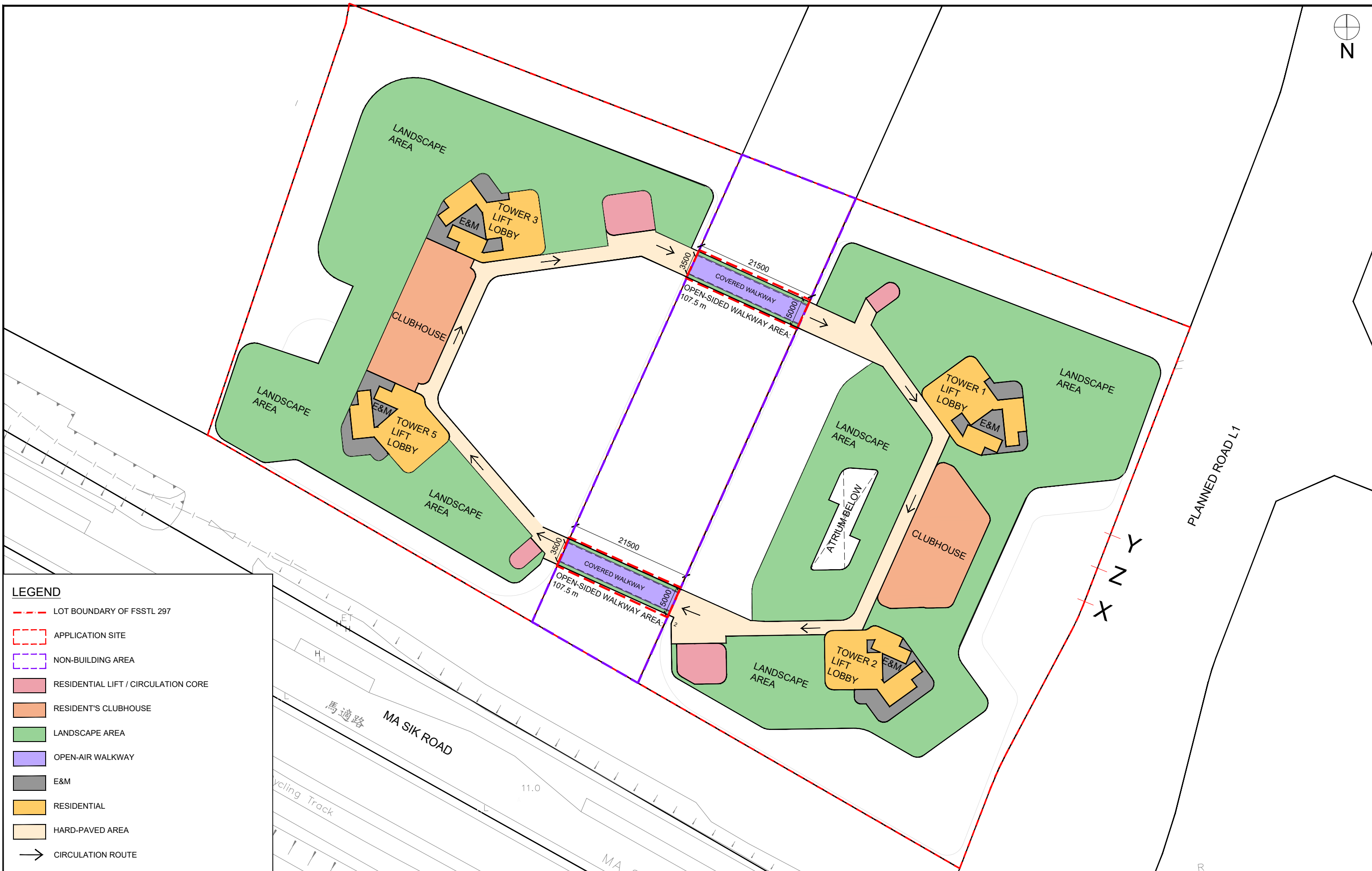
LWK
+PARTNERS



- LEGEND**
- LOT BOUNDARY OF FSSTL 297
 - APPLICATION SITE
 - NON-BUILDING AREA
 - RESIDENT'S CLUBHOUSE
 - LANDSCAPE AREA
 - E&M
 - RESIDENTIAL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD, FANLING, NEW TERRITORIES(FSSTL NO.297)
SECTION 16 SUBMISSION
Proposed Scheme - 2F Plan
28-08-2025
1:600 (A3)

LWK
+PARTNERS



LEGEND

- LOT BOUNDARY OF FSSTL 297
- APPLICATION SITE
- NON-BUILDING AREA
- RESIDENTIAL LIFT / CIRCULATION CORE
- RESIDENT'S CLUBHOUSE
- LANDSCAPE AREA
- OPEN-AIR WALKWAY
- E&M
- RESIDENTIAL
- HARD-PAVED AREA
- CIRCULATION ROUTE

PROPOSED MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD, FANLING, NEW TERRITORIES(FSSTL NO.297)
SECTION 16 SUBMISSION
Proposed Scheme - 3F Plan
28-08-2025
1:600 (A3)

LWK
+PARTNERS

LEGEND

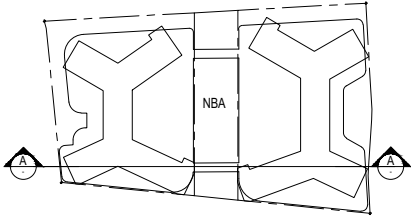
LOT BOUNDARY OF FSSTL 297

RESIDENT'S CLUBHOUSE

E&M

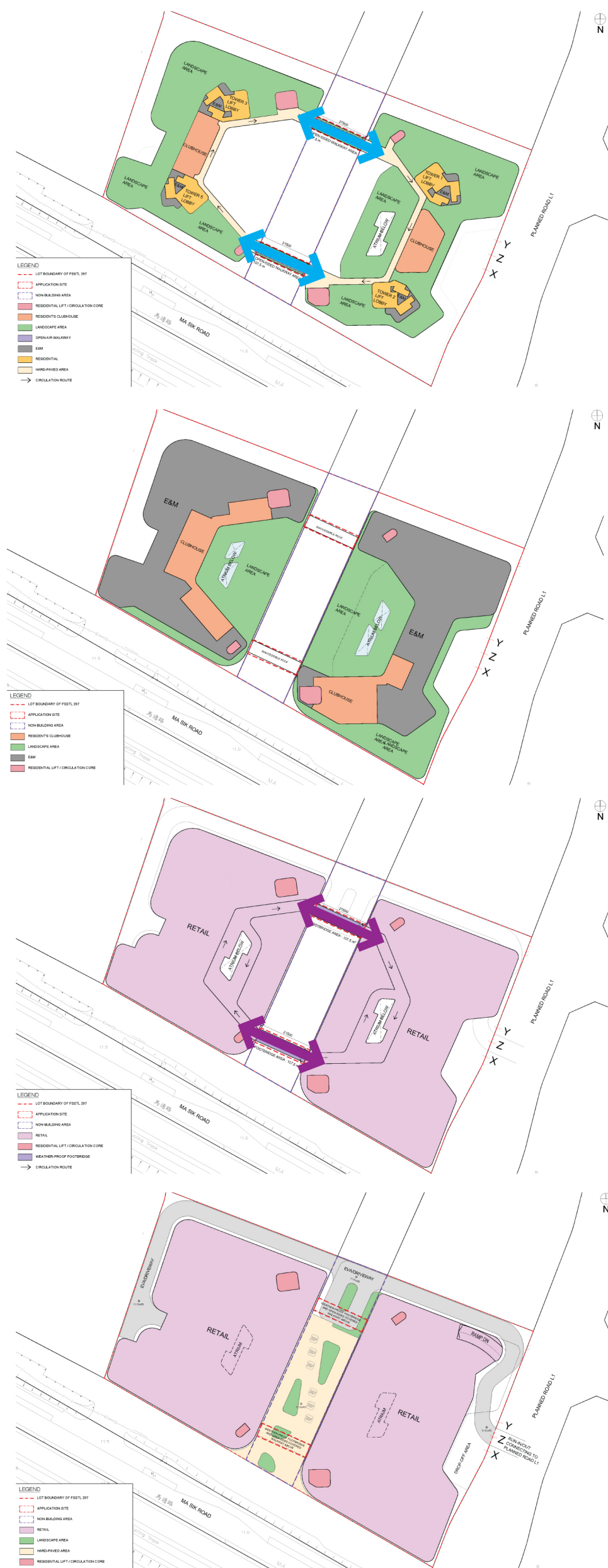
RESIDENTIAL

*CH: RESIDENT'S RECREATIONAL FACILITIES/ANCILLARY CLUBHOUSE



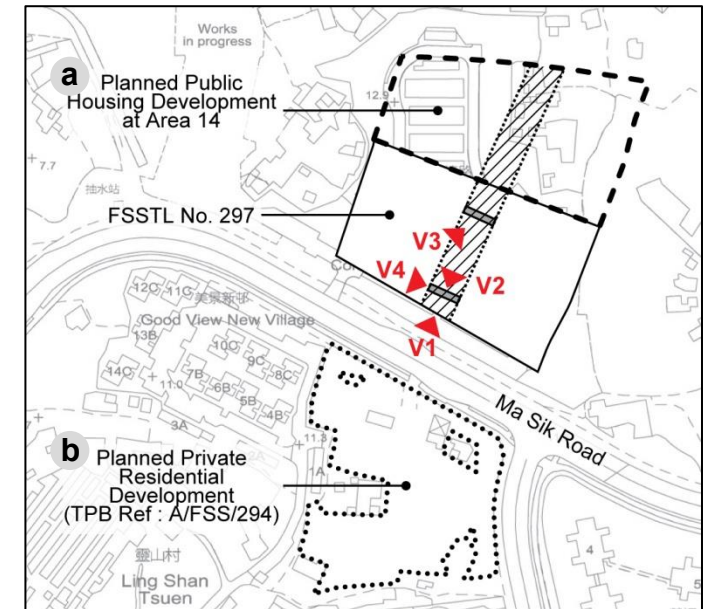
Circulation of the Scheme without Proposed Footbridge Connections (Residents/Visitors are required to travel to the G/F in order to access the opposite Podium/Tower Blocks)

Circulation of the Scheme with Proposed Footbridge Connections (Residents/Visitor are able to transverse horizontally between Podium structure at 1/F & 3/F)



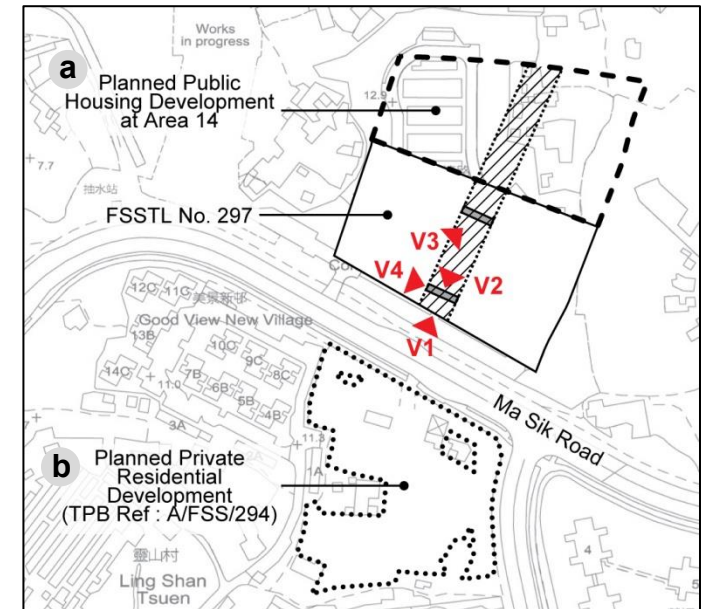
↔ Circulation Route of Retail Visitors

↔ Circulation Route of Clubhouse Users



- 1 The Proposed Footbridge Connections provide **direct** linkages for all end-users to traverse between the currently separated podium portions on each side. The refined design with a **1m reduction in overall width** of the Proposed Footbridge Connections and a **one-storey reduction in height and massing** for the weather-proof footbridges allows for a balanced approach that allows for more **visual permeability, openness** and **natural light penetration** at the NBA while ensuring **safe, comfortable** and **uninterrupted accessibility** in all weather conditions.
- 2 **Slender and lighter designs** are proposed for the Proposed Footbridge Connections to allow for more **visual openness** at pedestrian level within the NBA.
- 3 The adoption of the **glass wall design** at the weather-proof footbridge **allows for more visual permeability and natural lighting** on the NBA. This design creates a **welcoming, comfortable** and **safe** environment for end-users, both indoors and throughout the NBA, in all **weather conditions**.
- 4 **Minimal structural design** of the Proposed Footbridge Connections at ground level (i.e. no support pillars) **allows more** opportunity for **air penetration** and **enables** an **unobstructed view** at pedestrian level while **preserving** the NBA for high-quality landscaping, open-air seating, and resting areas.

INDICATIVE ONLY



- 5 The open-sided design of the covered walkway still allows for air penetration and visual openness. The current provision of 3.5m wide glass canopy enhances the weather protection for the pedestrians while maximising visual permeability.
- 6 The Proposed Footbridge Connections elevate the pedestrian circulation with a minimal structural design, creating opportunities for ground-level resting benches, gathering spaces, and enhanced landscaping. This approach transforms the NBA into a vibrant, welcoming space, fostering street vibrancy and functionality. Additionally, the space can support vibrant weekend markets, encouraging social interaction and community engagement. The Proposed Footbridge Connections enrich the ground-level atmosphere, creating a dynamic and inclusive environment within the NBA.
- 7 Greenery/Planters on both sides of the walkway soften the visual prominence of the Proposed Footbridge, adding visual interest to the NBA at pedestrian level and creating a visually appealing and tranquil setting for residents.

Revised Technical and Accommodation Schedule

TECHNICAL SCHEDULE	
Area of FSSTL No. 297	Approx. 14,432m ²
Application Site Area	Approx. 215m ² (2 nos. of footbridge connections)
Total PR of the Approved Development^{*1}	Not more than 7.2
Domestic	Not more than 6.0
Non-Domestic ^{*(1)}	Not more than 1.2
Total GFA of the Approved Development^{*1}	Not more than 103,910.4m ²
Domestic	Not more than 86,592m ²
Non-Domestic ^{*(1)}	Not more than 17,318.4m ²
GFA of the Proposed Footbridge Connections	Not more than 215m ²
Domestic	Nil
Non-Domestic	Not more than 215m ²
Dimensions of each Proposed Footbridge Connections (Approx. length, width, height)	
1-storey Weather-Proof Footbridge	21.5m (L) x 5m (W) x 4.9 m (H)
Open-Sided Covered Walkway ^{*(2)} :	21.5m (L) x 3.5m (W) ^{*(2)}
WITH REFERENCE TO THE APPROVED DEVELOPMENT (A/FLN/32)	
Site Coverage ("SC")	
Podium	Not more than 63.99% ^{*(3)}
Residential Tower	Not more than 37.5%
Building Height: Main Roof (mPD) of the Approved Development	Not more than +144.14mPD
Building Height of the 1-storey Weather-Proof Footbridge	Not more than 20.95mPD
No. of Residential Blocks	4 (providing about 2,300 Residential Units)
No. of Storeys	32 storeys atop 4 levels of Podium excluding 2 basement floors
Private Open Space	About 6,440 m ² (Not less than 1m ² per person)
Minimum Site Coverage of Greenery	Not less than 20%

(1) There is no change to the Approved PR and GFA under TPB No. A/FLN/32. The Proposed Non-Domestic GFA of the Proposed Footbridge Connections will be accommodated within the Approved Non-Domestic PR of 1.2 and GFA of 17,318.4m² of the Approved Development.

(2) The Open-Sided Walkway with a width of 5m at 3/F will be provided with a 3.5m-wide Covered Canopy for weather protection. Exemption of GFA calculation of the 3.5m-wide canopy (horizontal screen) will be sought per PNAP APP-42.

(3) An additional SC of 1.49% to account for the Proposed Footbridge Connections to the Approved SC of 62.5% for the Podium of the Approved Development under TPB No. A/FLN/32. For height of building not exceeding 15m, the maximum SC allowable under the Building (Planning) Regulations shall be 100%.