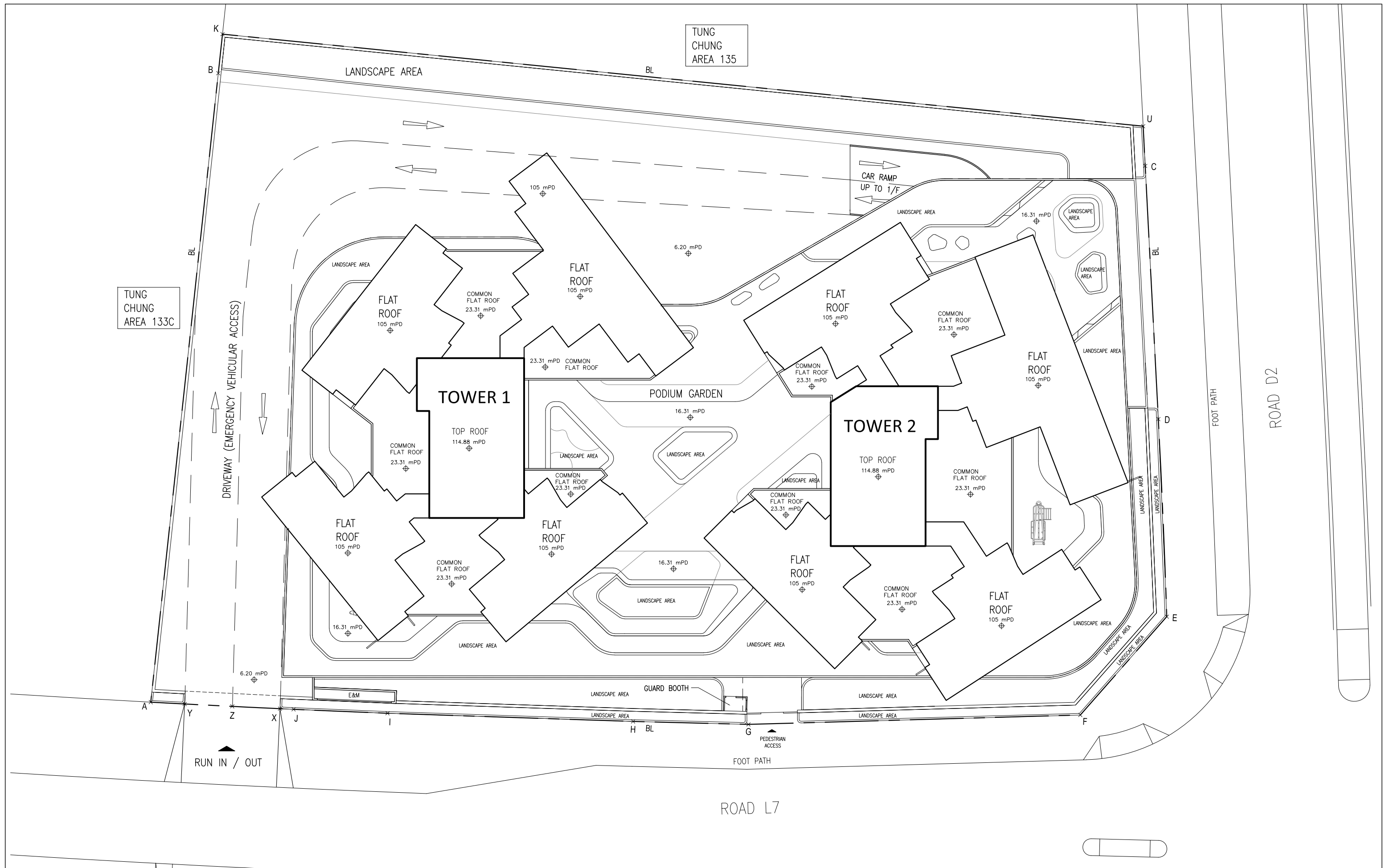


# *Appendix 1*

ARCHITECTURAL DRAWINGS



## MASTER LAYOUT PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

— — —

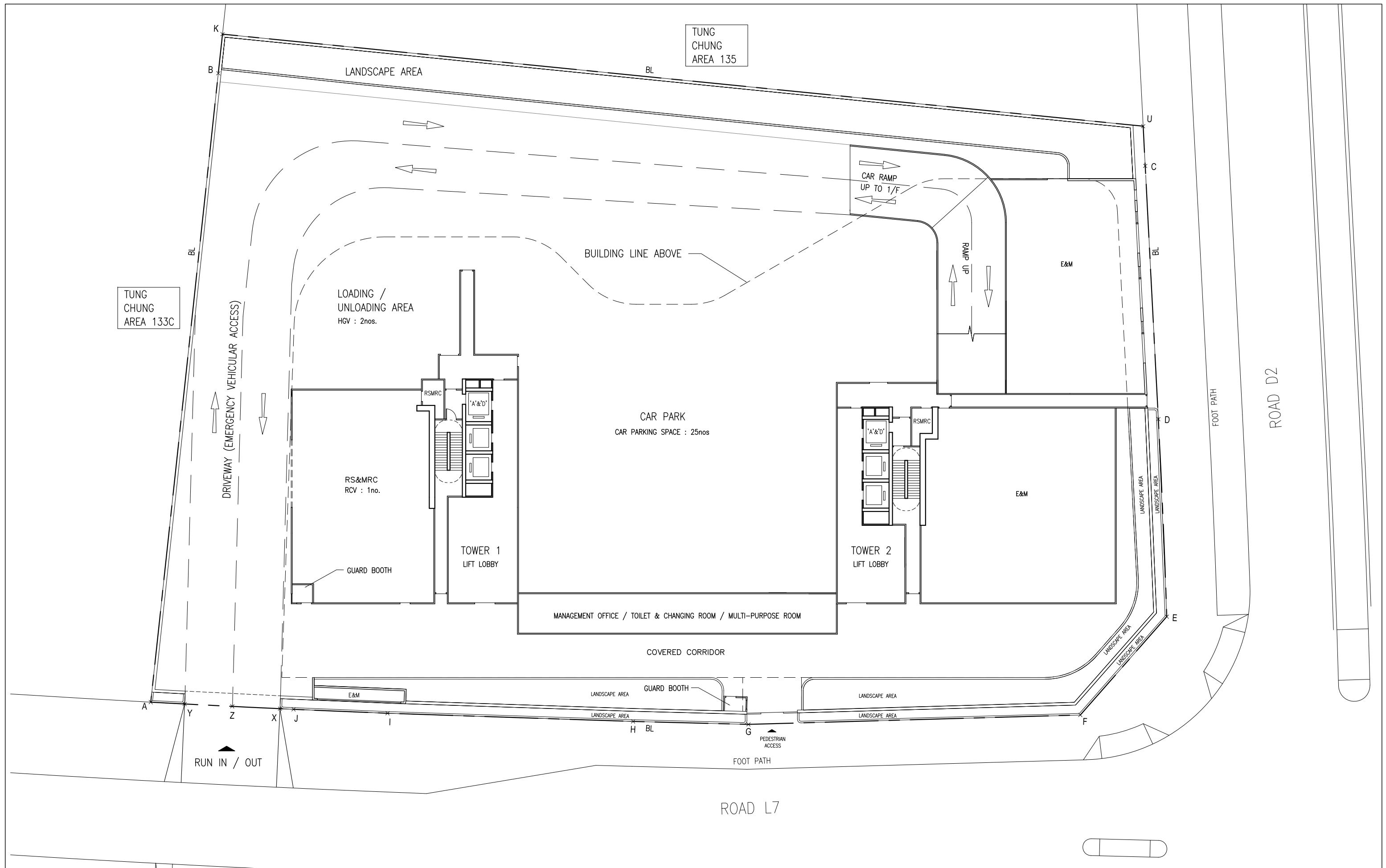
SITE BOUNDARY

2-9-2025

0 3 6 9 15m



**Ivanho Architect Limited**  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 2882 2677 F +852 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



## G/F PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

### LEGEND:

— — — SITE BOUNDARY

2-9-2025

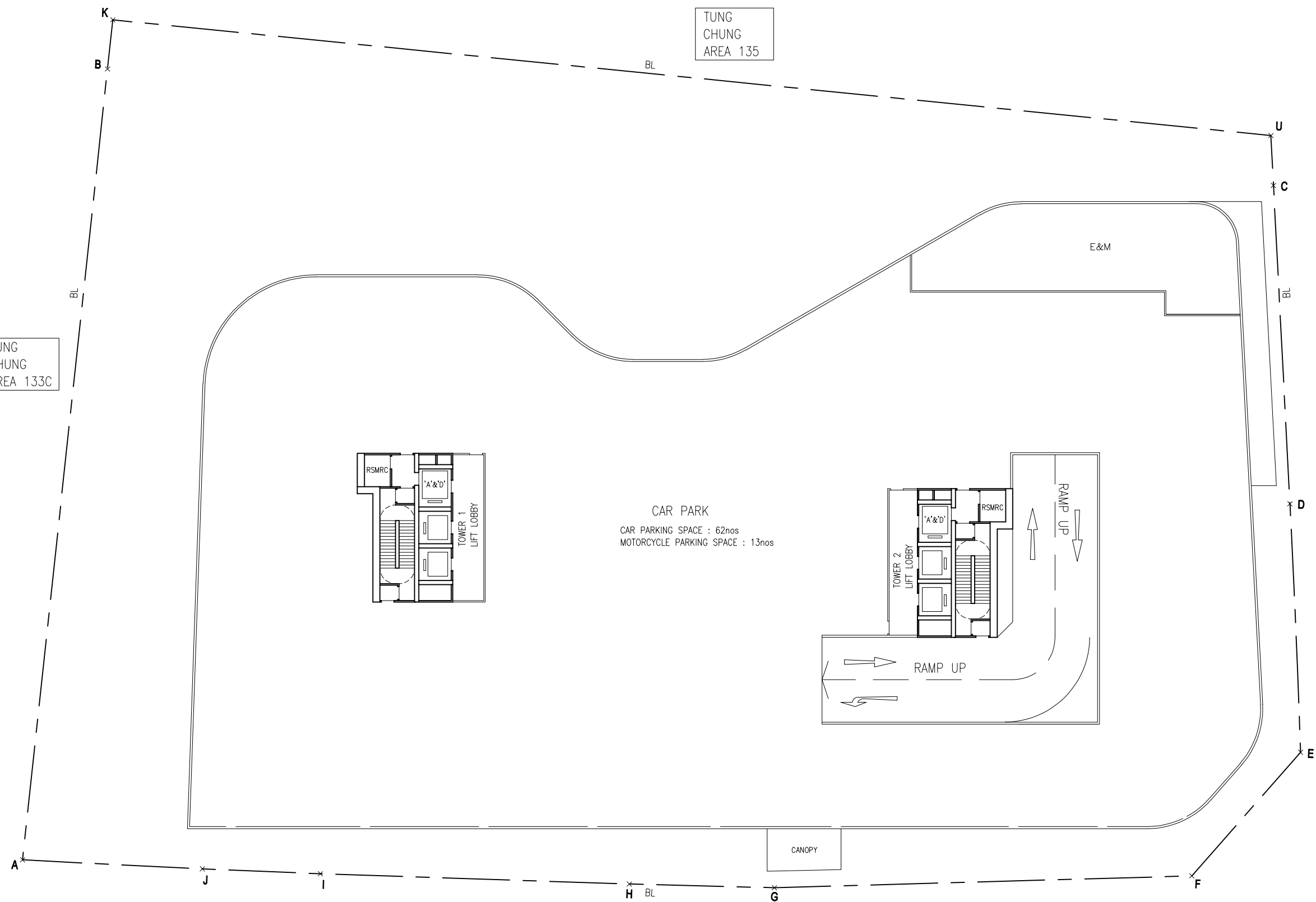
0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 2882 2677 F +852 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\

TUNG  
CHUNG  
AREA 133C

TUNG  
CHUNG  
AREA 135



## 1/F PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in “Government, Institution or Community(1)” Zone and Proposed Flat (Police Married Quarters) in “Government, Institution or Community” Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

### LEGEND:

— — — SITE BOUNDARY

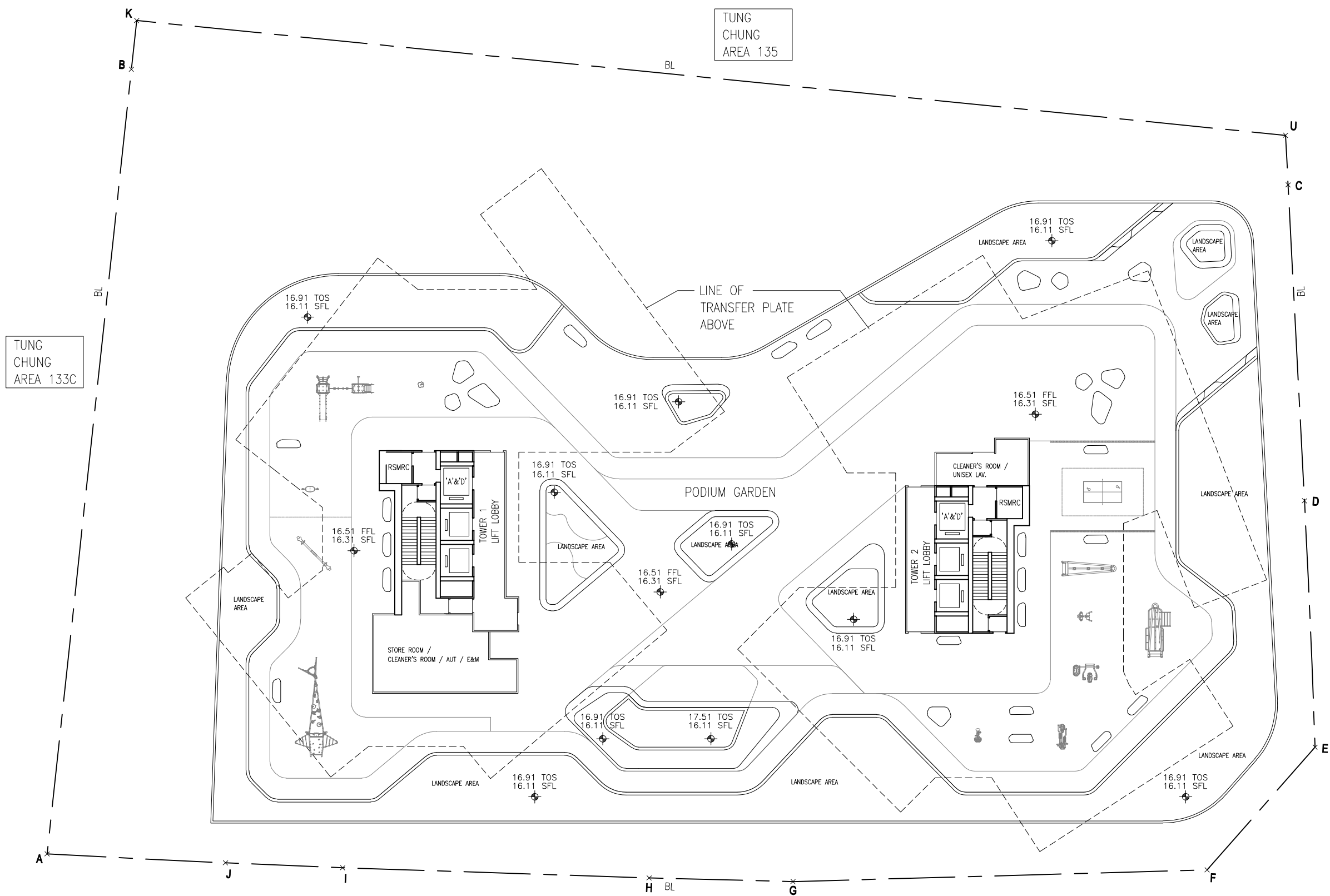
2-9-2025

0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\





## 2/F PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

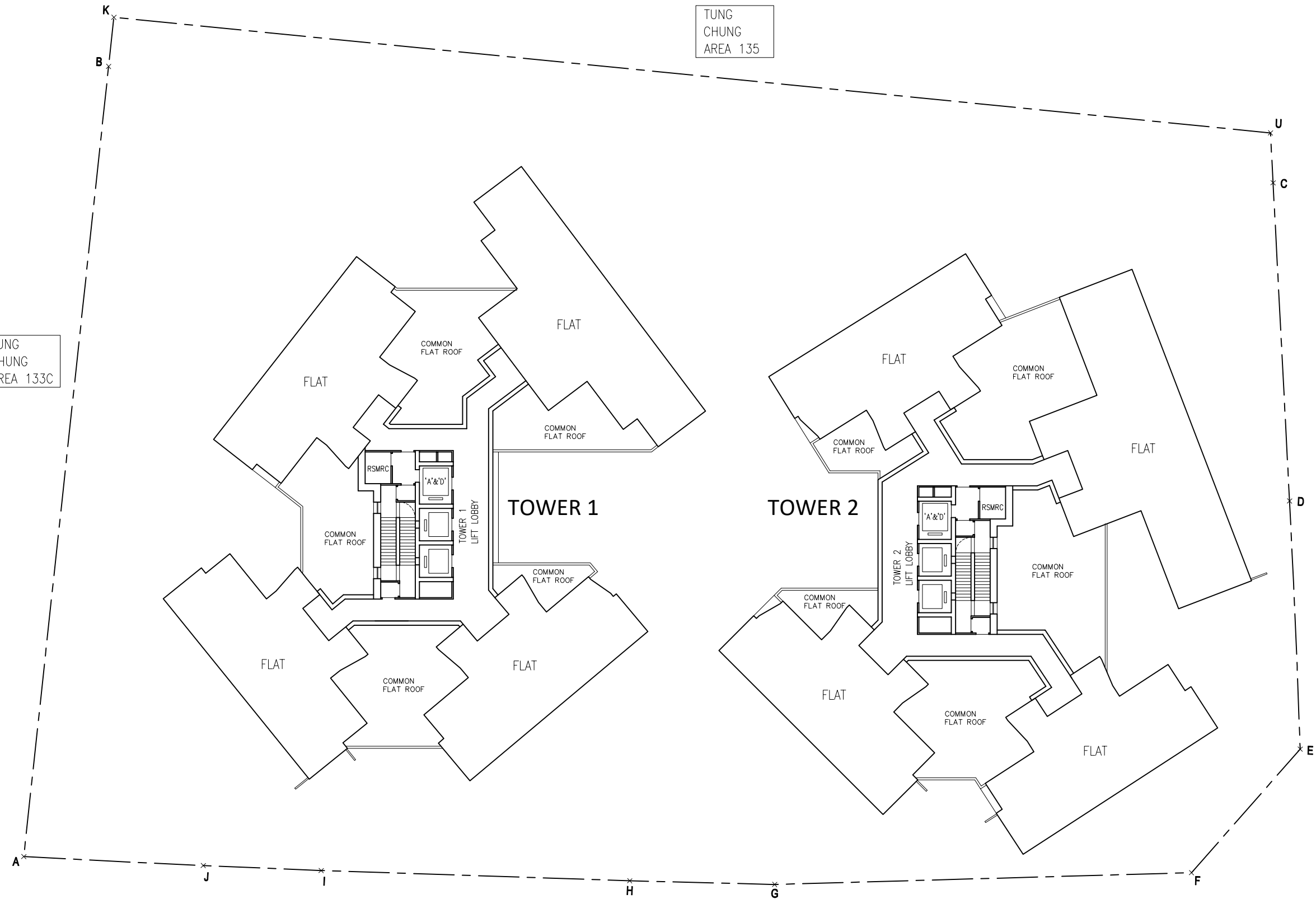
— — — SITE BOUNDARY

2-9-2025

0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



### 3/F PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in “Government, Institution or Community(1)” Zone and Proposed Flat (Police Married Quarters) in “Government, Institution or Community” Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

#### LEGEND:

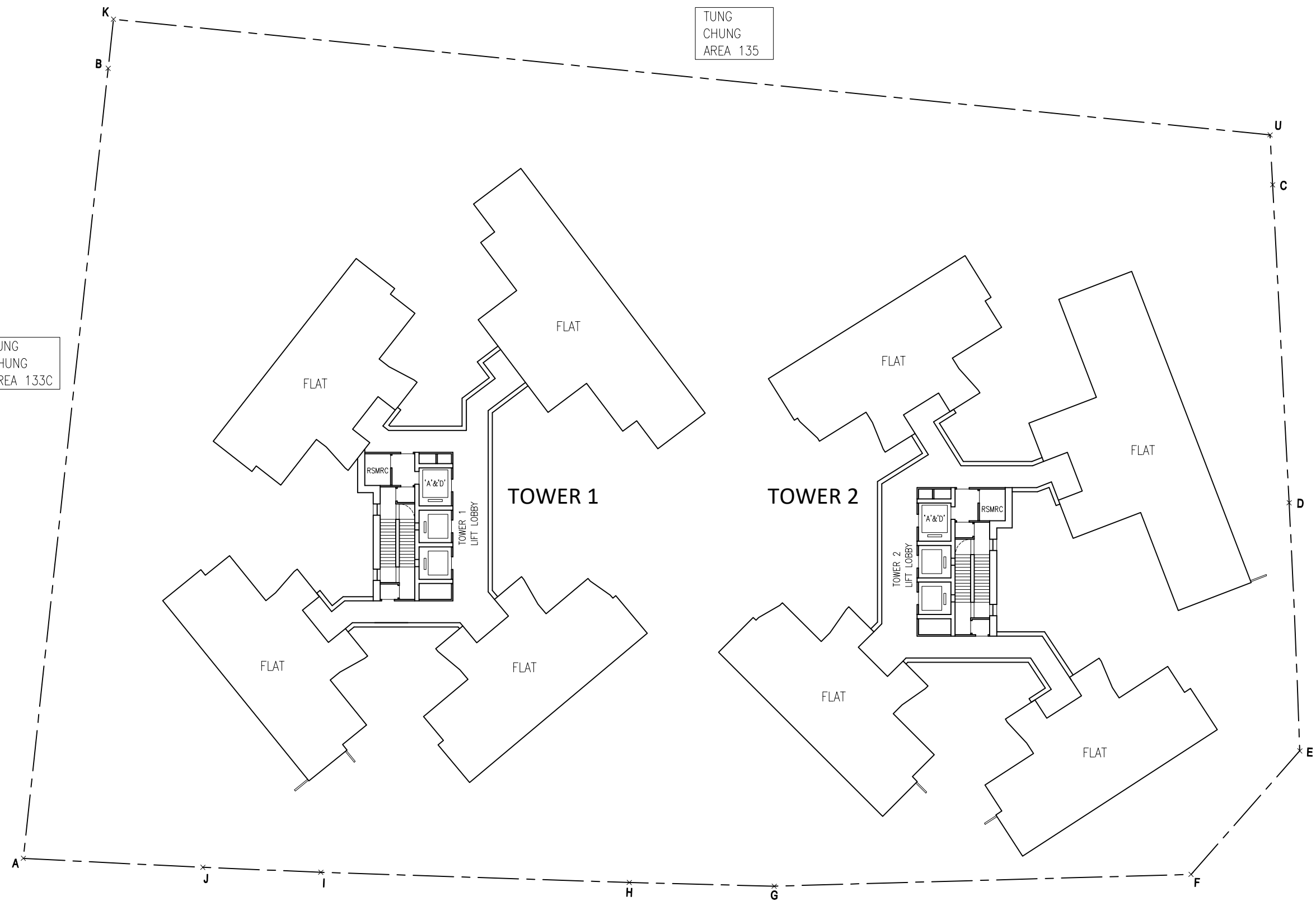
— — — — SITE BOUNDARY

2-9-2025

0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



# 4/F to 29/F PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

## LEGEND:

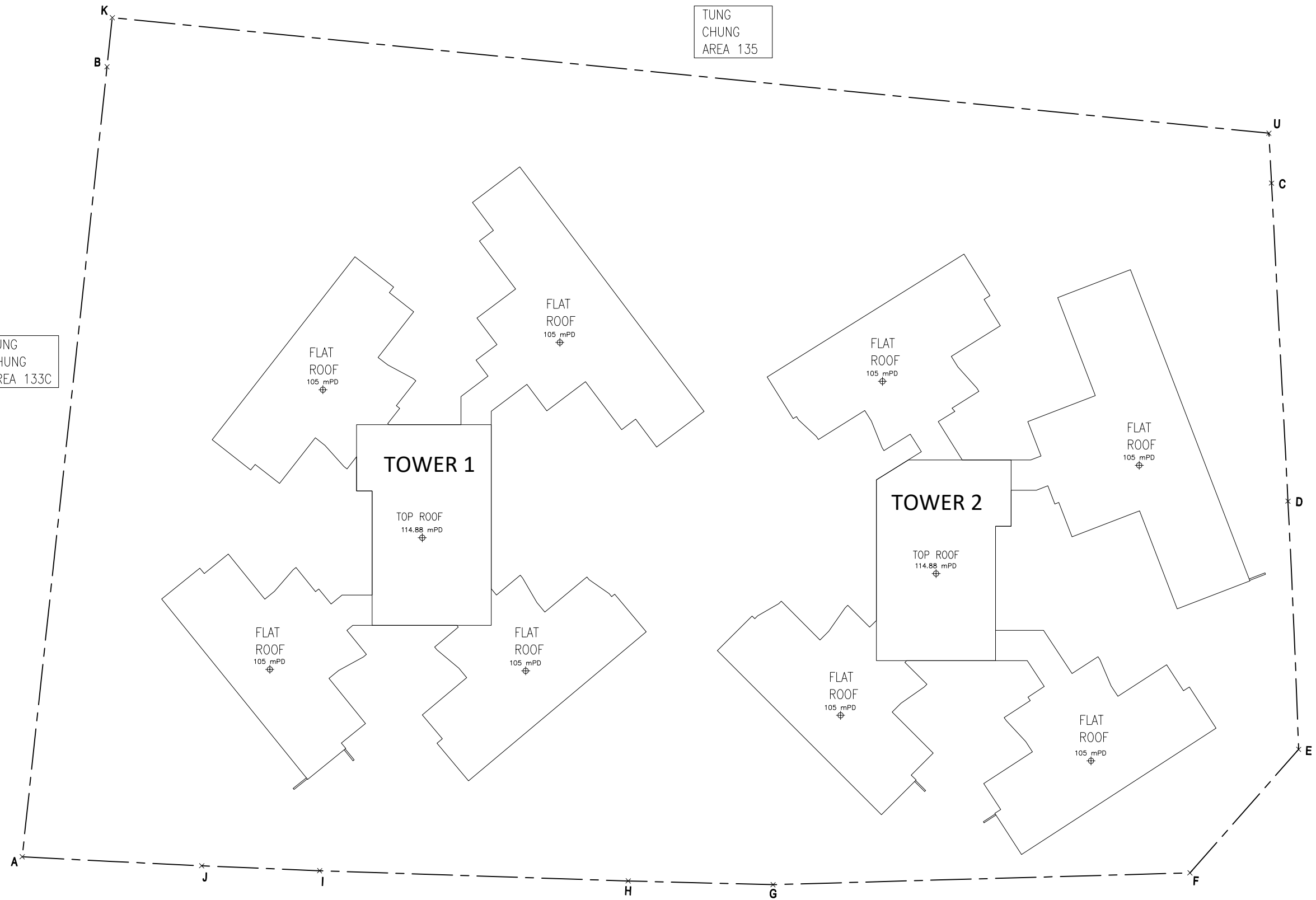
— — — SITE BOUNDARY

2-9-2025

0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



## UPPER ROOF PLAN

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in “Government, Institution or Community(1)” Zone and Proposed Flat (Police Married Quarters) in “Government, Institution or Community” Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

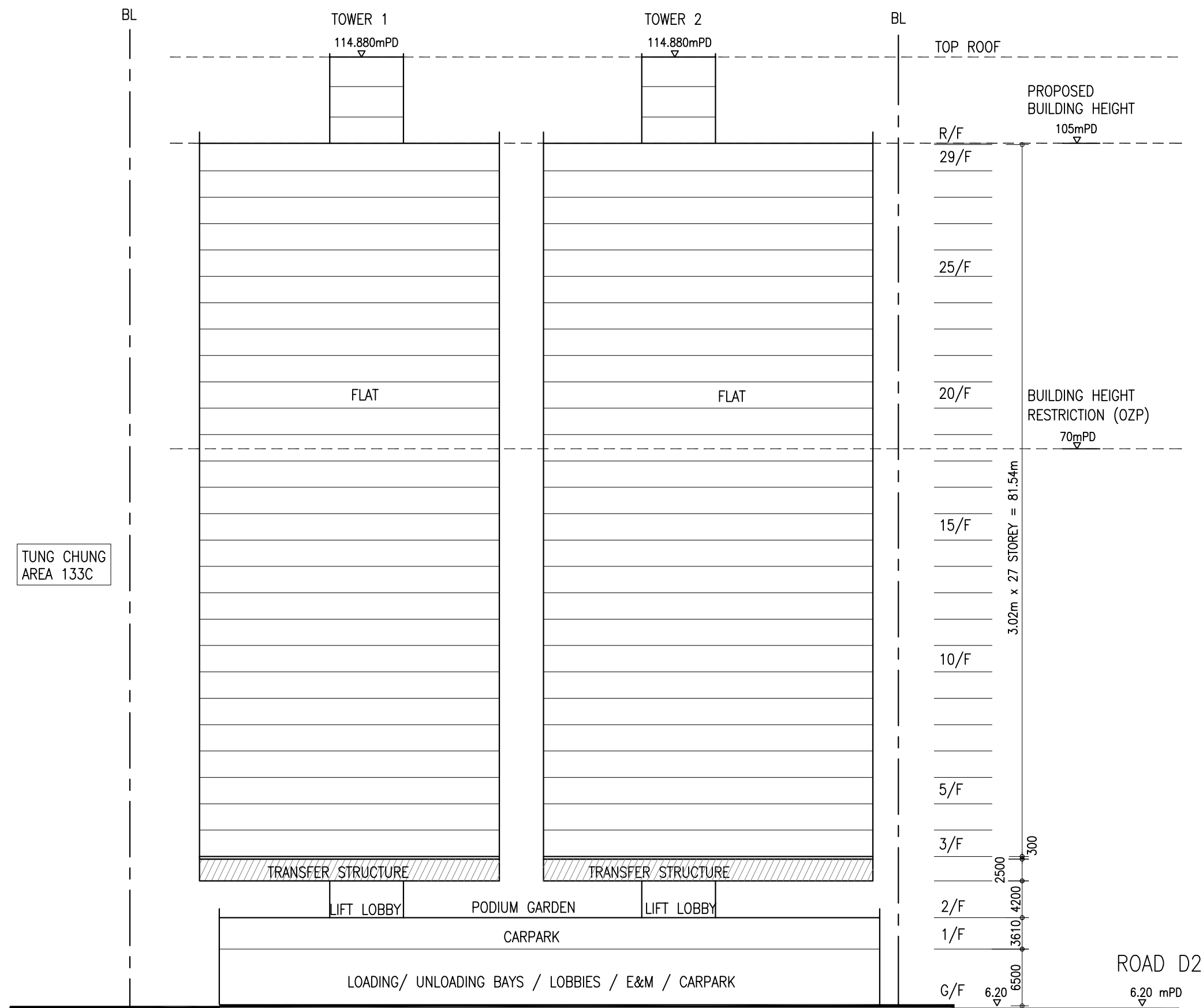
— — — SITE BOUNDARY

2-9-2025

0 3 6 9 15m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



## SCHEMATIC SECTION A

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

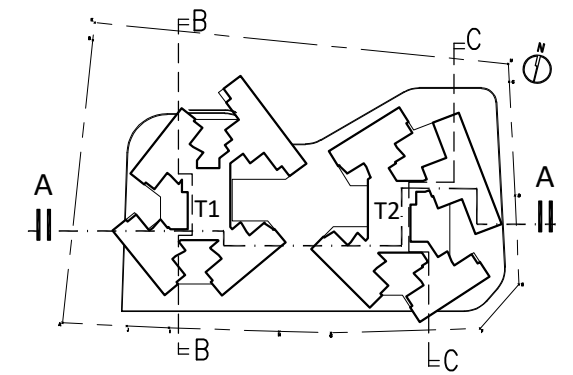
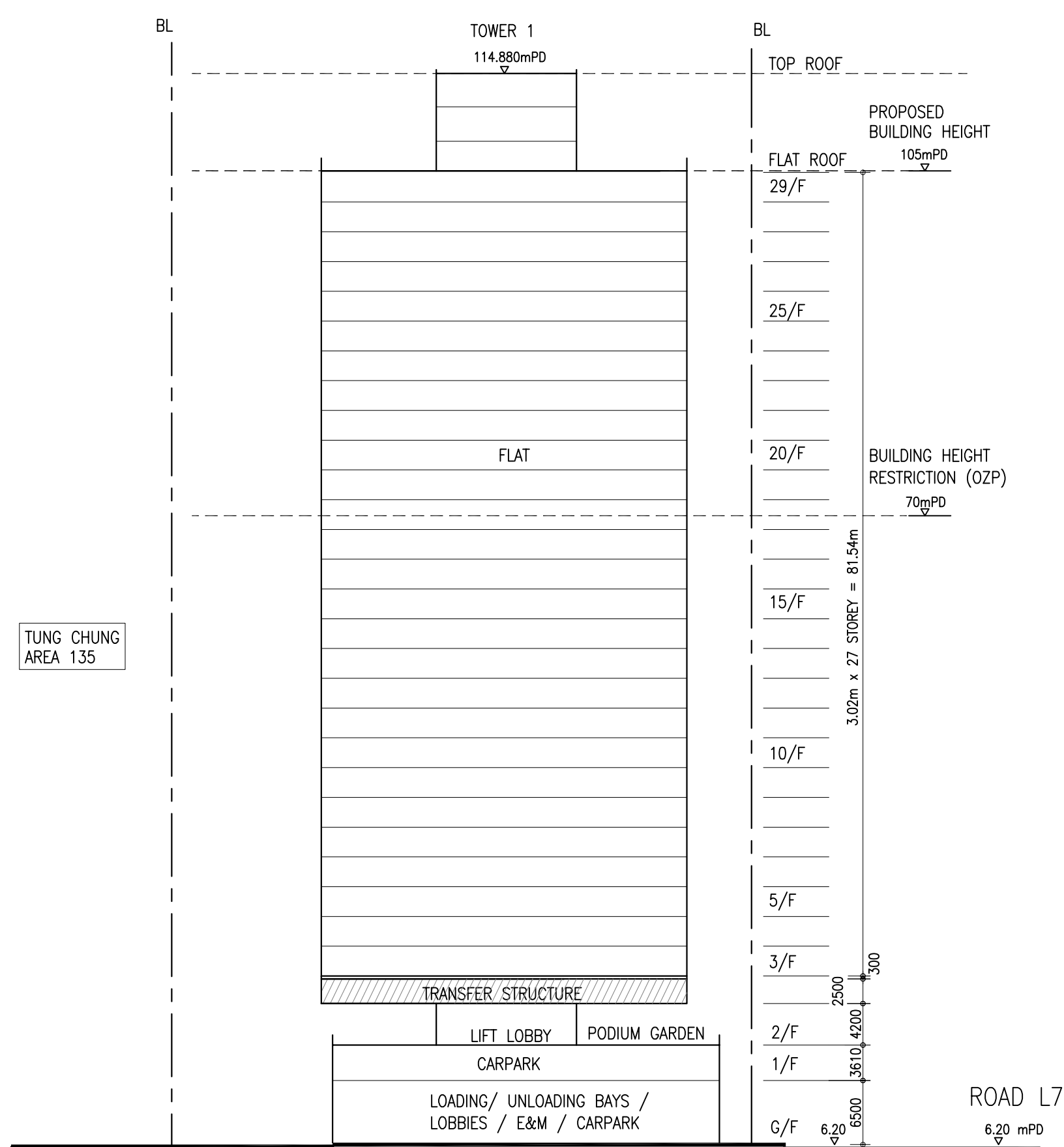
— — — SITE BOUNDARY

2-9-2025

0 5 10 15 25m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



KEY PLAN

## SCHEMATIC SECTION B

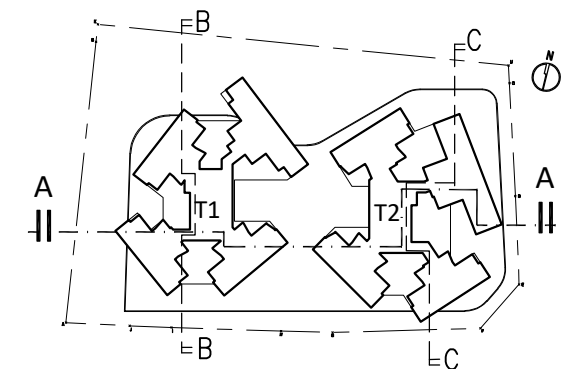
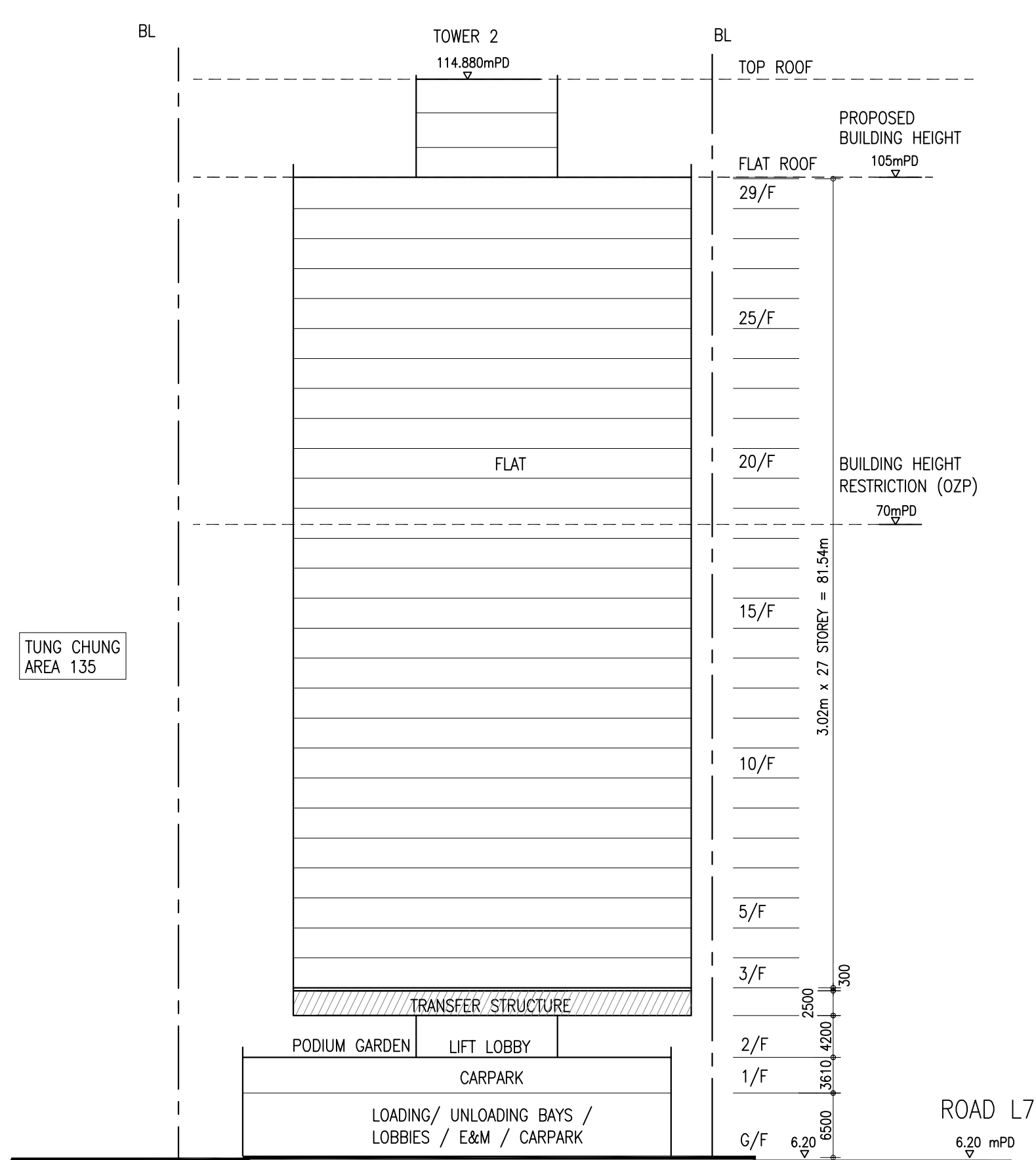
Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in “Government, Institution or Community(1)” Zone and Proposed Flat (Police Married Quarters) in “Government, Institution or Community” Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

— — — SITE BOUNDARY

2-9-2025

0 5 10 15 25m



KEY PLAN

## SCHEMATIC SECTION C

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

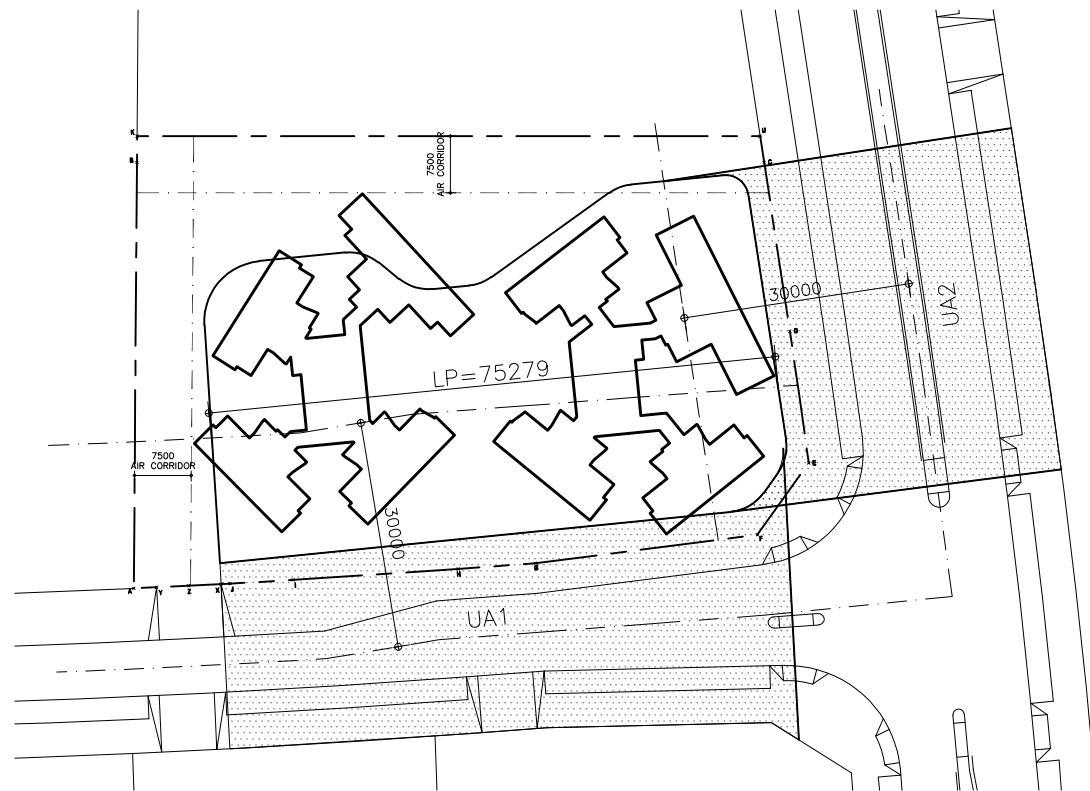
— — — SITE BOUNDARY

2-9-2025

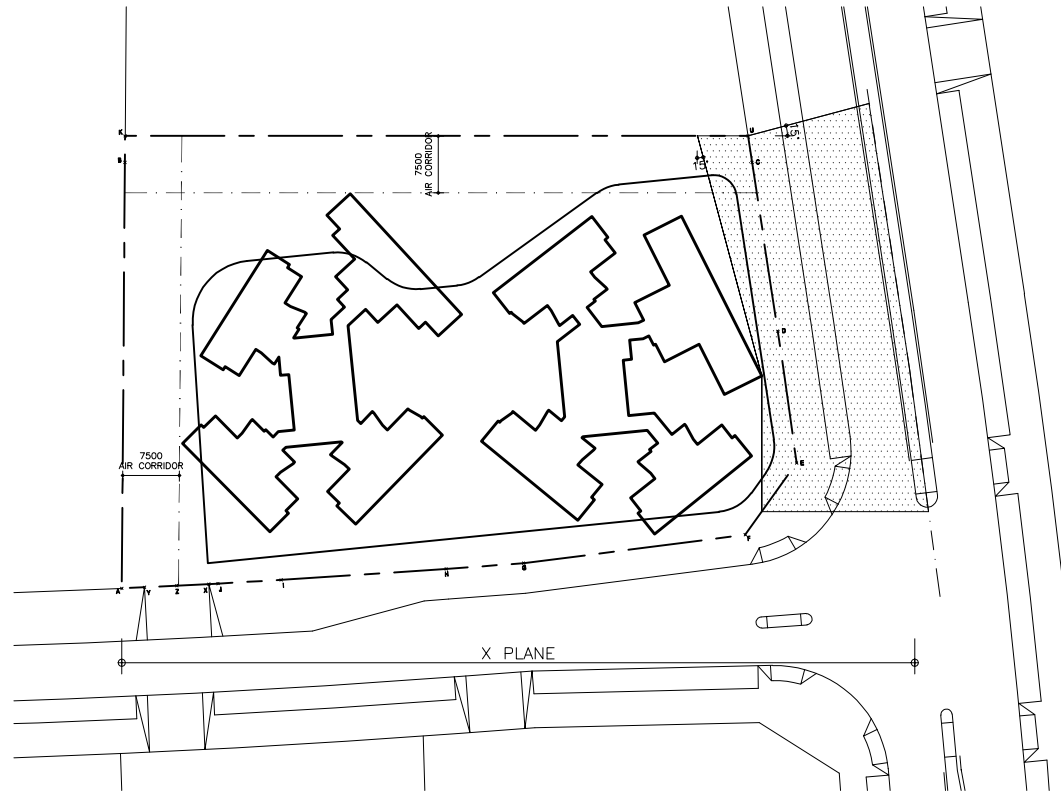
0 5 10 15 25m



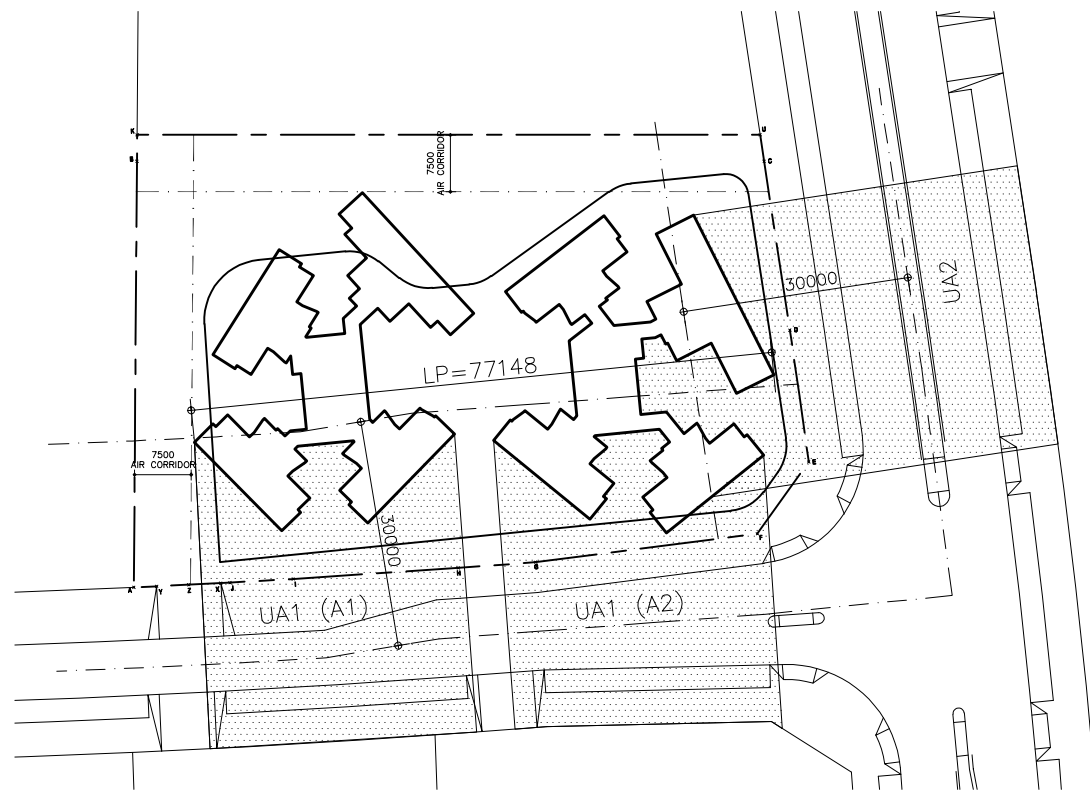
Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 2882 2677 F +852 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\



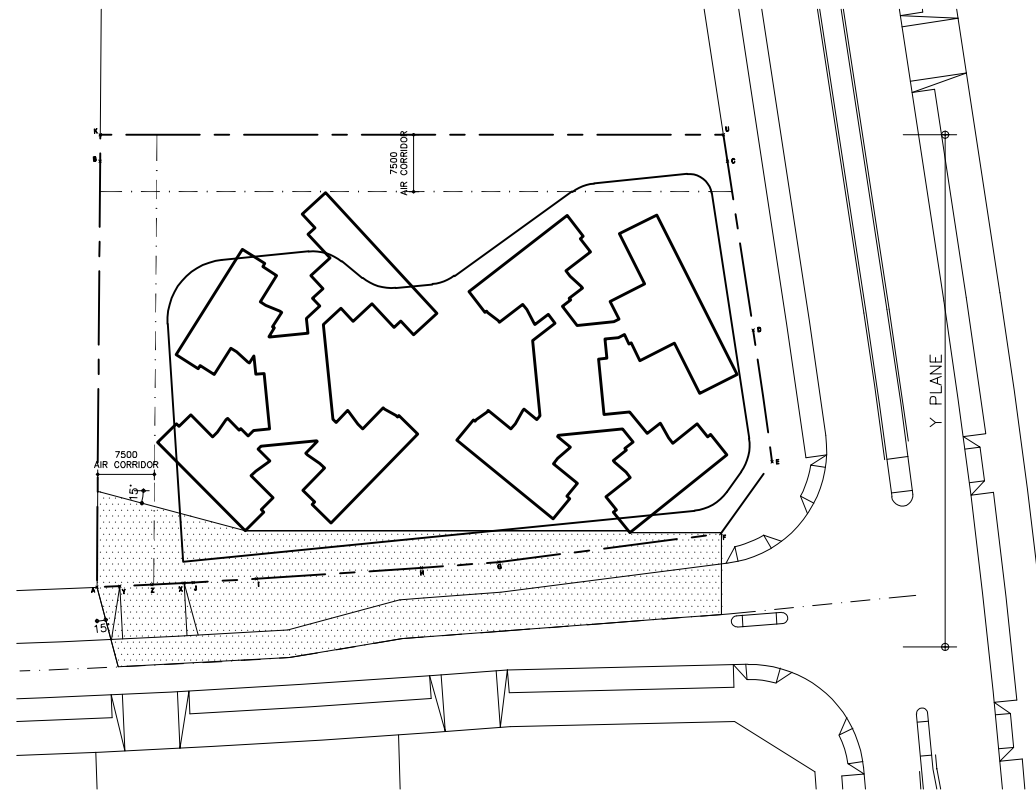
LOW ZONE - PODIUM



NOTIONAL AIR CORRIDOR (X PLANE)



MID & HIGH ZONE



NOTIONAL AIR CORRIDOR (Y PLANE)

## SUSTAINABLE BUILDING DESIGN BUILDING SEPARATION

### LOW ZONE PROJECTED FACADE LENGTH(Lp) :

THE PROJECTED FACADE LENGTH (LOW ZONE)

MAX. Lp = 132m

Lp OF PROPOSED PODIUM (TAKE LONGER)  
= 75.3m (< 132) (i.e. OK)

### MID & HIGH ZONE PROJECTED FACADE LENGTH(Lp) :

THE PROJECTED FACADE LENGTH (MID & HIGH ZONE)

MAX. Lp = 167.5m

Lp OF PROPOSED PODIUM (TAKE LONGER)  
= 77.1m (< 167.5) (i.e. OK)

### X PLANE :

PERMEABILITY (P) OF BUILDINGS IN X-PLANE  
(LOW, MID & HIGH ZONE)

OVERALL P ACHIEVED AT LOW, MID & HIGH ZONE

= 27% (> 20% i.e. OK)

### Y PLANE :

PERMEABILITY (P) OF BUILDINGS IN Y-PLANE  
(LOW ZONE)

OVERALL P ACHIEVED AT LOW ZONE

= 25% (> 20% i.e. OK)

PERMEABILITY (P) OF BUILDINGS IN Y-PLANE  
(MID & HIGH ZONE)

OVERALL P ACHIEVED AT MID & HIGH ZONE

= 34% (> 20% i.e. OK)

## SUSTAINABLE BUILDING DESIGN - BUILDING SEPARATION

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

LEGEND:

— — — — SITE BOUNDARY

2-9-2025

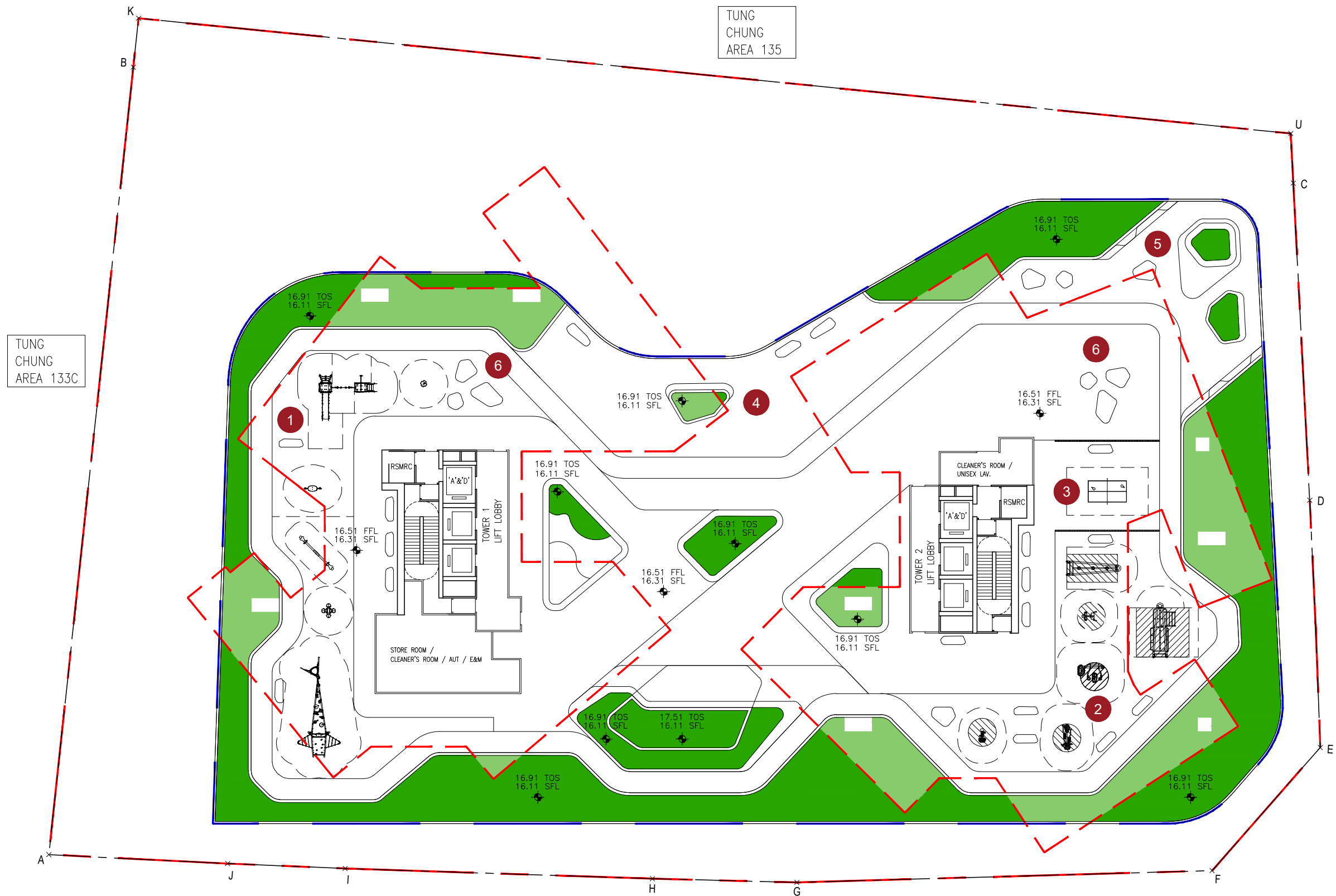
0 10 20 30 50m



*Ivanho Architect Limited*  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
First Issue : 19 Nov. 2024 All Rights Reserved  
N:\2412\Cad drawing\ Current working drawing\







# LEGEND

- APPLICATION SITE BOUNDARY
- SPOT LEVEL
- SECOND FLOOR
- BUILDING LINE ABOVE
- UNCOVERED SCG: 467.01 sqm
- COVERED SCG: 205.04 / 2 = 102.52 sqm
- 1 CHILDREN PLAY AREA
- 2 FITNESS AREA
- 3 TABLE TENNIS TABLE
- 4 GREEN VIEW CORRIDOR
- 5 SEA VIEW PLATFORM
- 6 LEISURE SEATING SPACE

## SITE COVERAGE OF GREENERY FIGURE - 2/F (DWG NO. LP\_004)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
REVISION NO. / DATE:	
(-)/03/09/25	
03/09/2025	
Rev. -	

(FOR INFORMATION ONLY)



Landscape Consultant

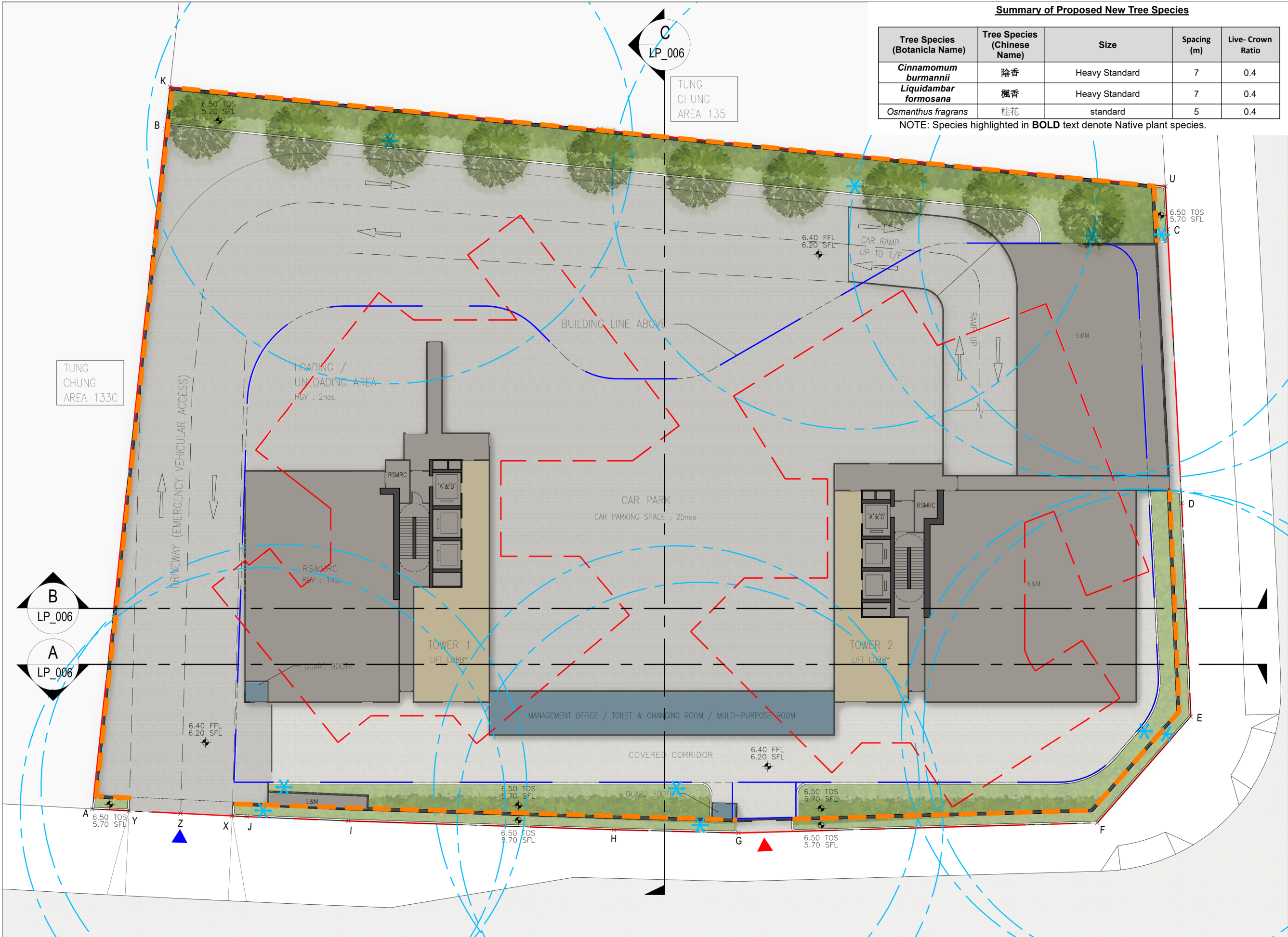
**SLSL**  
STEPHEN LAI STUDIO LIMITED  
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect



Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
All Rights Reserved



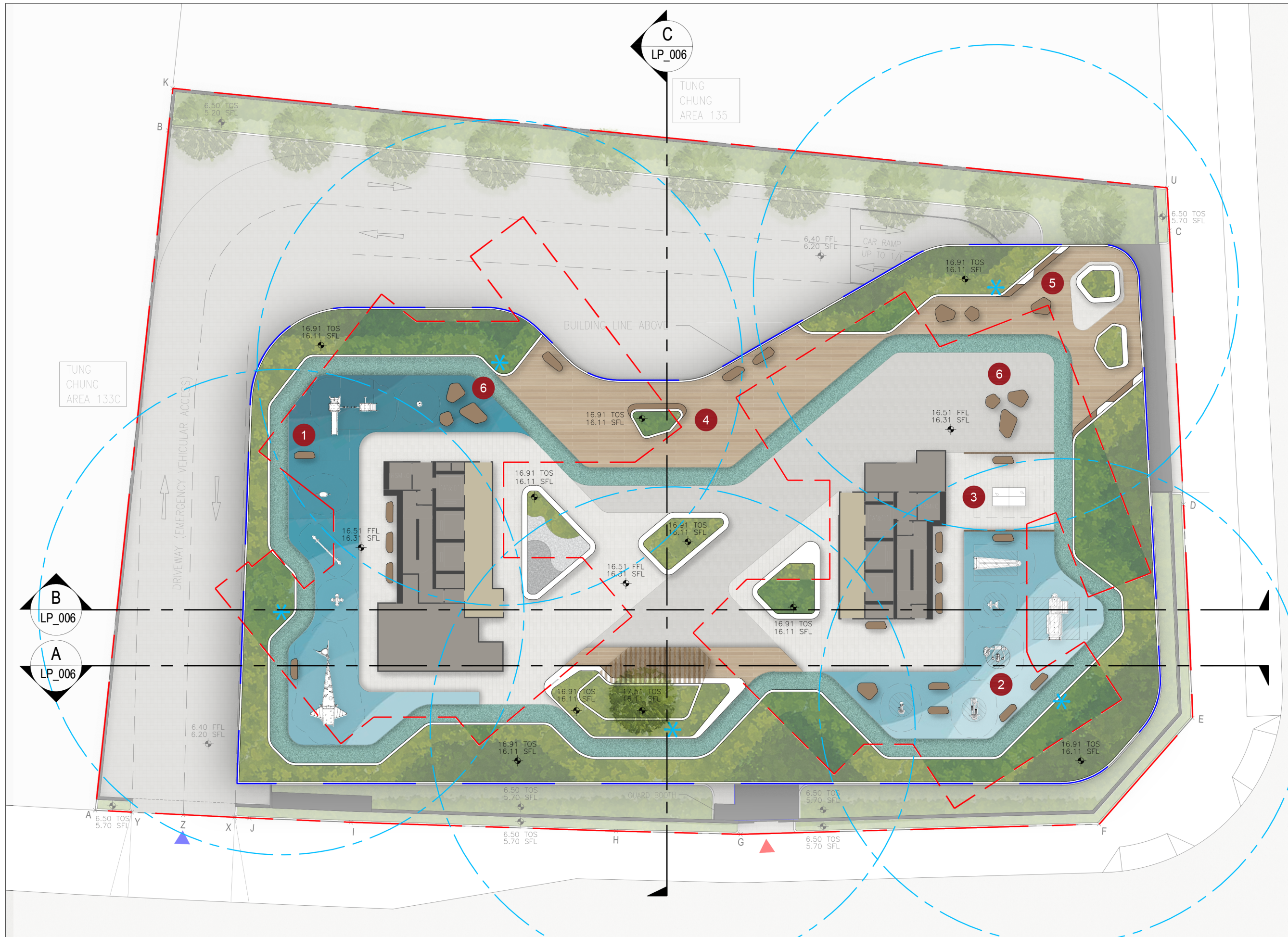


Summary of Proposed New Tree Species				
Tree Species (Botanica Name)	Tree Species (Chinese Name)	Size	Spacing (m)	Live- Crown Ratio
<b>Cinnamomum burmannii</b>	陰香	Heavy Standard	7	0.4
<b>Liquidambar formosana</b>	楓香	Heavy Standard	7	0.4
<i>Osmanthus fragrans</i>	桂花	standard	5	0.4

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

- LEGEND**
- APPLICATION SITE BOUNDARY
  - SPOT LEVEL
  - BUILDING LINE ABOVE
  - VEHICULAR ENTRANCE/ EXIT
  - PEDESTRIAN ENTRANCE/ EXIT
  - NEW TREE
  - EVA/ VEHICULAR ACCESS
  - PLANTING AREA
  - HARD PAVED AREA
  - LIFT LOBBY
  - MANAGEMENT OFFICE/ STAFF FACILITIES
  - LIFT/ STAIRCASE/ RSMRC/ PLANTROOM
  - IRRIGATION POINT (20 METER RADIUS)
  - BOUNDARY FENCE WALL





- LEGEND**
- APPLICATION SITE BOUNDARY
  - SPOT LEVEL
  - SECOND FLOOR
  - BUILDING LINE ABOVE
  - NEW TREE
  - PLANTING AREA
  - COVERED PLANTING AREA
  - HARD PAVED AREA
  - SAFETY MAT
  - TIMBER DECK
  - BENCH
  - LIFT LOBBY
  - LIFT/ STAIRCASE/ RSMRC
  - IRRIGATION POINT (20 METER RADIUS)
  - 1 CHILDREN PLAY AREA
  - 2 FITNESS AREA
  - 3 TABLE TENNIS TABLE
  - 4 GREEN VIEW CORRIDOR
  - 5 SEA VIEW PLATFORM
  - 6 LEISURE SEATING SPACE

## LANDSCAPE MASTER PLAN - 2/F (DWG NO. LP\_002)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
REVISION NO. / DATE:	
(-)03/09/25	
03/09/2025	
Rev. -	



Landscape Consultant

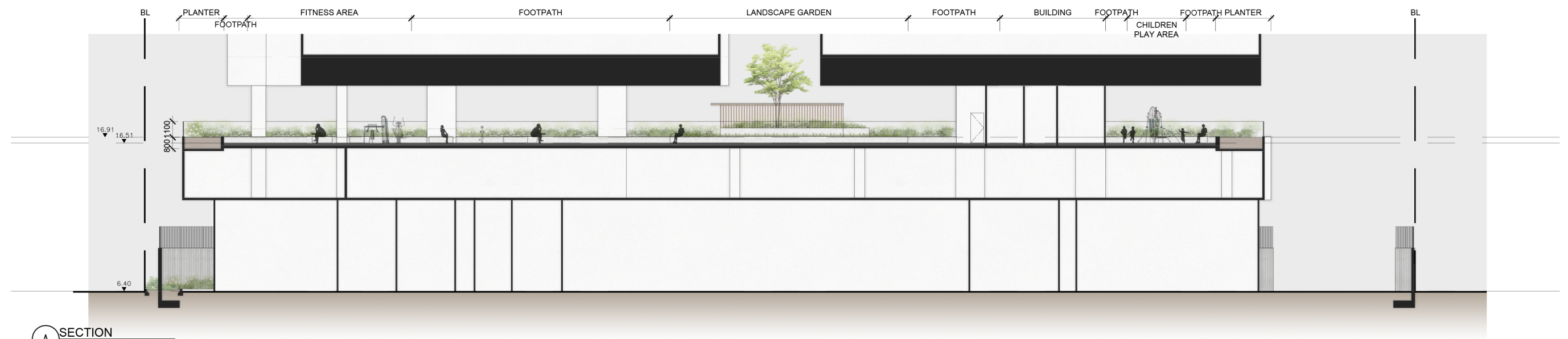
**SLSL**  
STEPHEN LAI STUDIO LIMITED  
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect

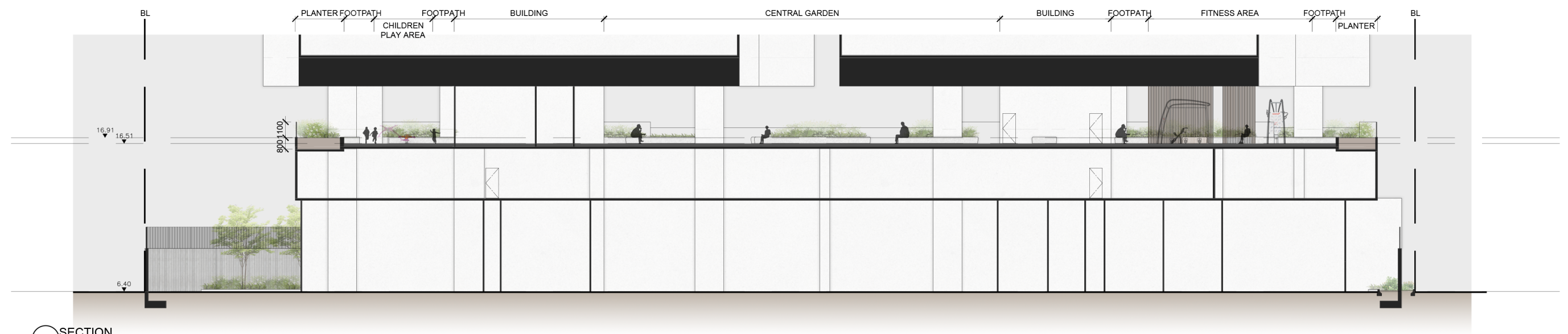


Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 - 2882 2677 F +852 - 2576 7196  
JPOMQ@ivanhoarchitect.com  
All Rights Reserved

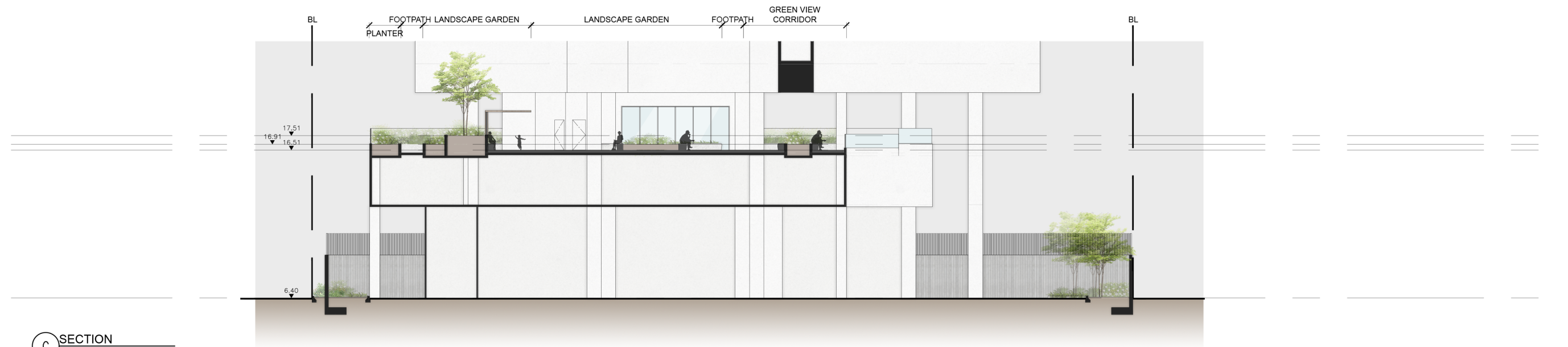




**A SECTION**  
SCALE 1:150



**B SECTION**  
SCALE 1:150



**C SECTION**  
SCALE 1:150

## LANDSCAPE SECTIONS (DWG NO. LP\_006)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
REVISION NO. / DATE:	
(-)/03/09/25	
03/09/2025	
Rev. -	



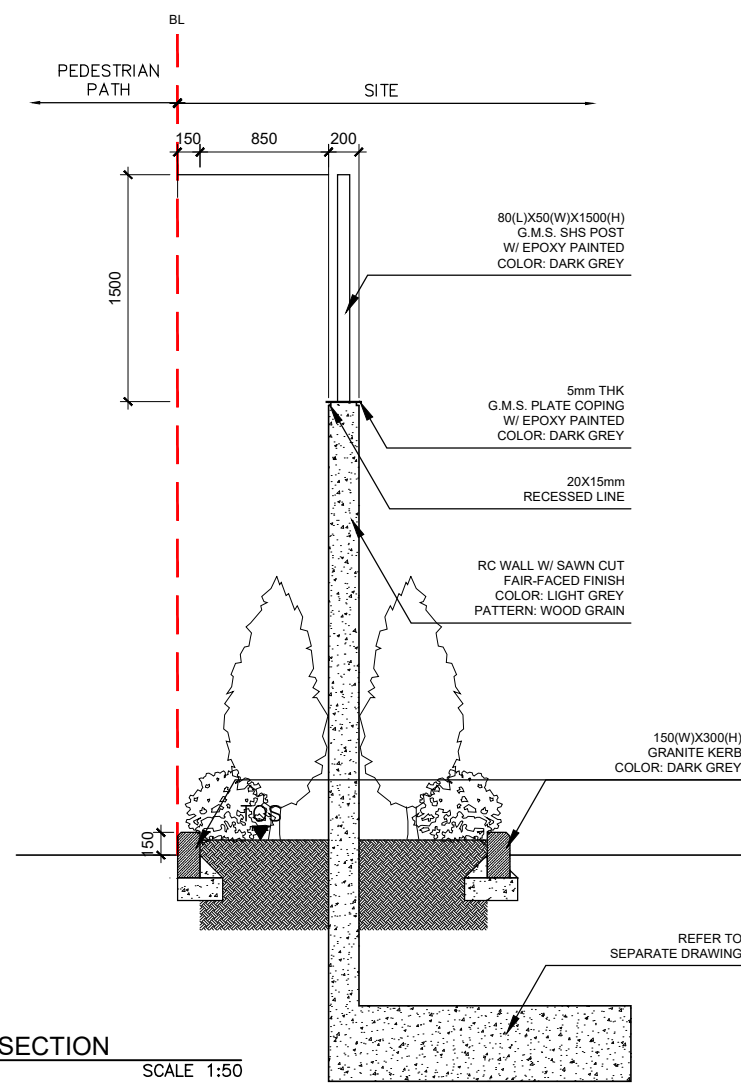
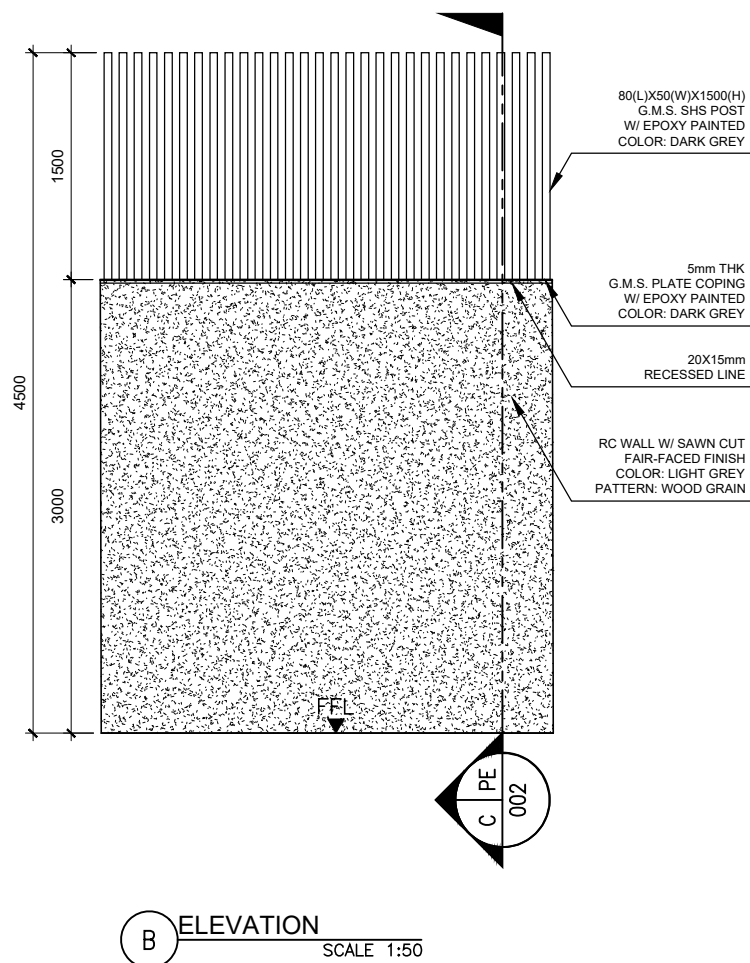
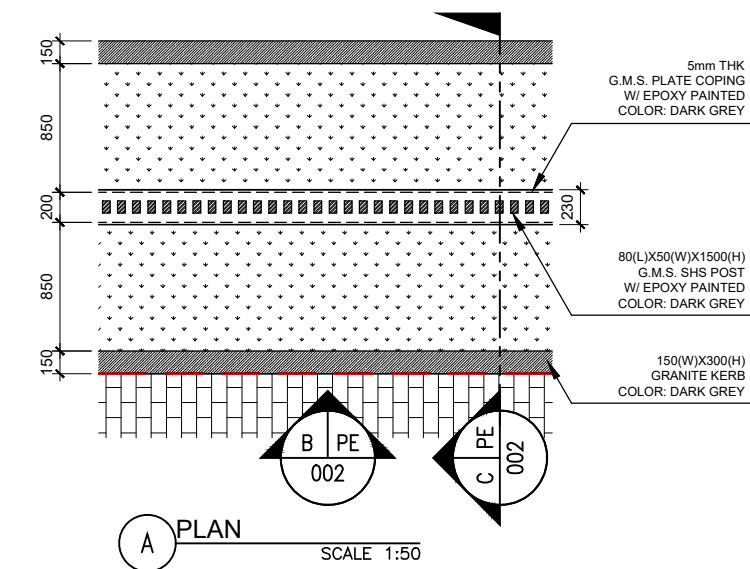
Landscape Consultant

**SLSL**  
STEPHEN LAI STUDIO LIMITED  
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect



Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 . 2882 2677 F +852 . 2576 7196  
JPOMQ@ivanhoarchitect.com  
All Rights Reserved



D BLOW-UP FENCE WALL  
RENDERING (INDICATIVE ONLY)



E FENCE WALL ELEVATION AT SOUTH (INDICATIVE ONLY)

## BOUNDARY FENCE WALL

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
03/09/2025 Rev. -	REVISION NO. / DATE:
	(-)03/09/25

Landscape Consultant

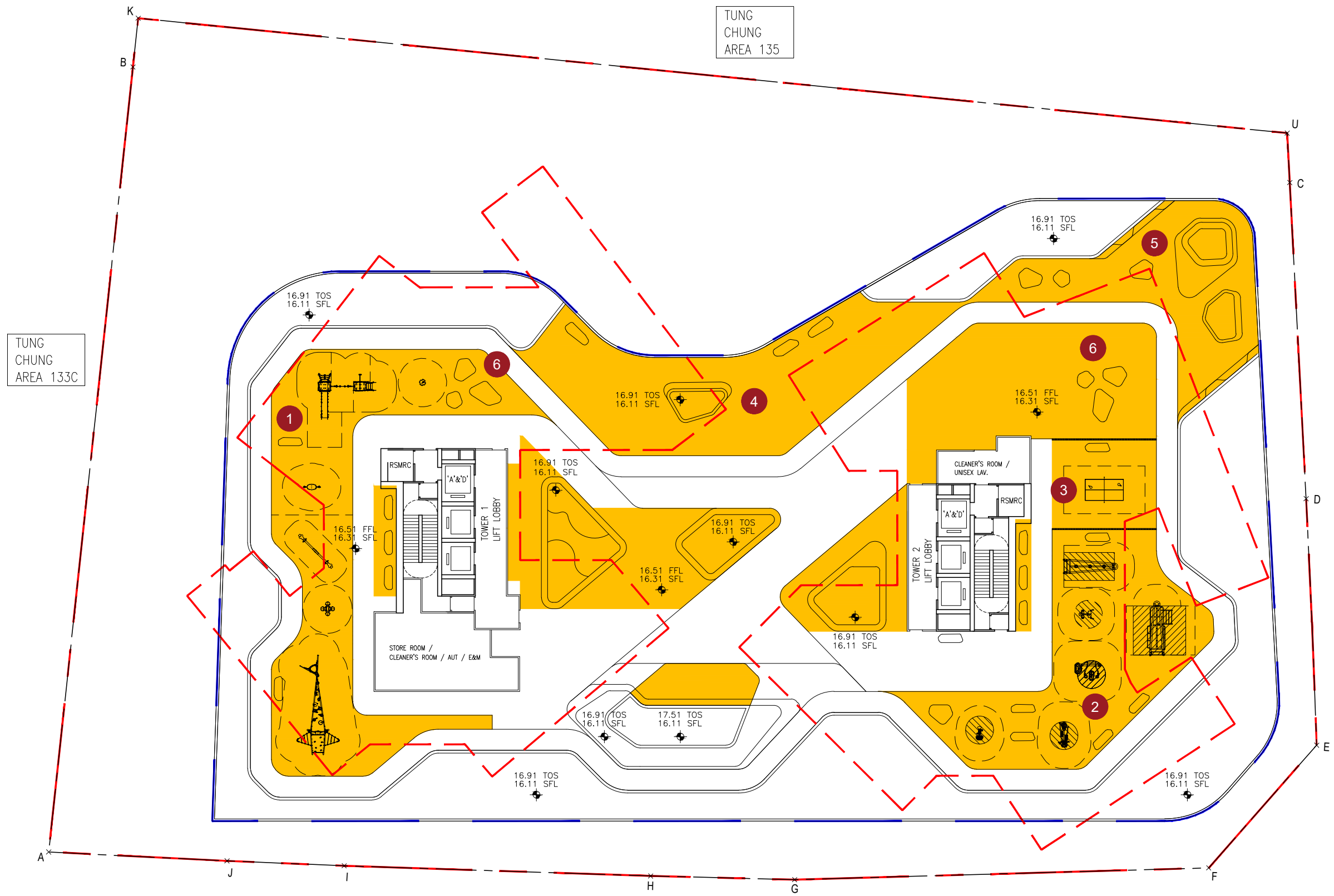
**SLSL**  
STEPHEN LAI STUDIO LIMITED  
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect



Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong.  
T +852 2882 2677 F +852 2576 7196  
JPOMQ@ivanhoarchitect.com  
All Rights Reserved

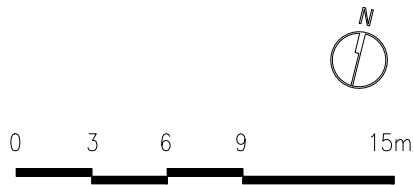




- LEGEND**
- APPLICATION SITE BOUNDARY
  - SPOT LEVEL
  - SECOND FLOOR
  - BUILDING LINE ABOVE
  - PRIVATE OPEN SPACE: NOT LESS THAN 1,167 sqm
  - 1 CHILDREN PLAY AREA
  - 2 FITNESS AREA
  - 3 TABLE TENNIS TABLE
  - 4 GREEN VIEW CORRIDOR
  - 5 SEA VIEW PLATFORM
  - 6 LEISURE SEATING SPACE

**PRIVATE OPEN SPACE FIGURE - 2/F (DWG NO. LP\_005)**  
Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
REVISION NO. / DATE:	
(-)03/09/25	
03/09/2025	
Rev. -	



Landscape Consultant

**SLSL**  
STEPHEN LAI STUDIO LIMITED  
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect

**Ivanho**  
Ivanho Architect Limited  
803, 8/F, Lee Garden Five, 18 Hysan Avenue  
Causeway Bay, Hong Kong  
T +852 2882 2677 F +852 2576 7196  
JPOMQ@ivanhoarchitect.com  
All Rights Reserved