

Our Ref.: AA598/PD/H/002

28 Aug 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point,
Hong Kong.

Dear Sirs,

**Re: Proposal Hotel Development at Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon
Section 16 Planning Application for Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning
Plan No. S/K11/31 – Supplementary Information**

With reference to the captioned, we would like to submit herewith the supplementary documents for your kind processing:-

1. A revised form no.S16-1 of pages 8-9 & 15-16;
2. 4 sets hard copies of full set Planning Statement;
3. 4 sets hard copies of Architectural Drawings of drawing no. GBP-01 to GBP-06;
4. 4 sets hard copies of Landscape Plan of drawing no. LP-CAL, LP-01 & LP-03; and
5. 4 sets hard copies of Location Plan of drawing no. LIP-01 to LIP-02

Please note that items 1 to 4 above are to supersede the preceding submission of the pages under the same and documents and drawings no. submitted on 06 Aug 2025.

Should you have enquiry or further information required, please feel free to contact the undersigned at



Yours faithfully,

Mr. Ron Luen
Ron Luen & Company Ltd.
Encl.
c.c. Client

Item 1 : revised form no.S16-1 of pages 8-9 & 15-16

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☒ hotel 酒店 29,112.157 sq. m 平方米 ☒ About 約

(EXCLUDE A BONUS GFA 1,189.875 sq.m. TO BE CLAIMED UNDER B(P)R 22 SUBJECT TO APPROVAL)

(please specify the number of rooms
請註明房間數目) 1,286

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B/F	CARPARK, E&M ROOMS 地庫停車場, 機電房
	G/F	ENTRANCE LOBBY, LOADING & UNLOADING, DROP-OFF 大堂, 上落客/貨停車處
	1/F	RESTAURANT, CAFE, LOUNGE, HOTEL SHOP 餐廳, 咖啡店, 休憩廳, 酒店商舖
	2/F	BACK OF HOUSE FACILITY, E&M ROOMS 後勤設施, 機電房
	3/F-31/F	GUEST ROOMS (REFUGE FLOOR BETWEEN 15/F & 16/F) 客房(防火層於15至16樓)
	R/F	FLAT ROOF 平台

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

LANDSCAPE AREA 園景美化地方

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

DECEMBER 2030

2030年12月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>TAI YAU STREET 大有街</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>22</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>10</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 <u>4</u> Coach Spaces 旅遊巴車位 <u>3</u> Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>3</u> Others (Please Specify) 其他 (請列明) _____ _____ _____

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		119.725 m 米 ☐ (Not more than 不多於)
			120 mPD 米(主水平基準上) ☒ (Not more than 不多於)
			34 Storeys(s) 層 ☐ (Not more than 不多於) (☒ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 1 STOREY ☒ Basement 地庫 1 STOREY ☒ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	BELOW 15m: 76.665%, ABOVE 15m: 44.151 % ☒ About 約		
(v) No. of units 單位數目	1,286 HOTEL GUEST ROOMS 1286間客房		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

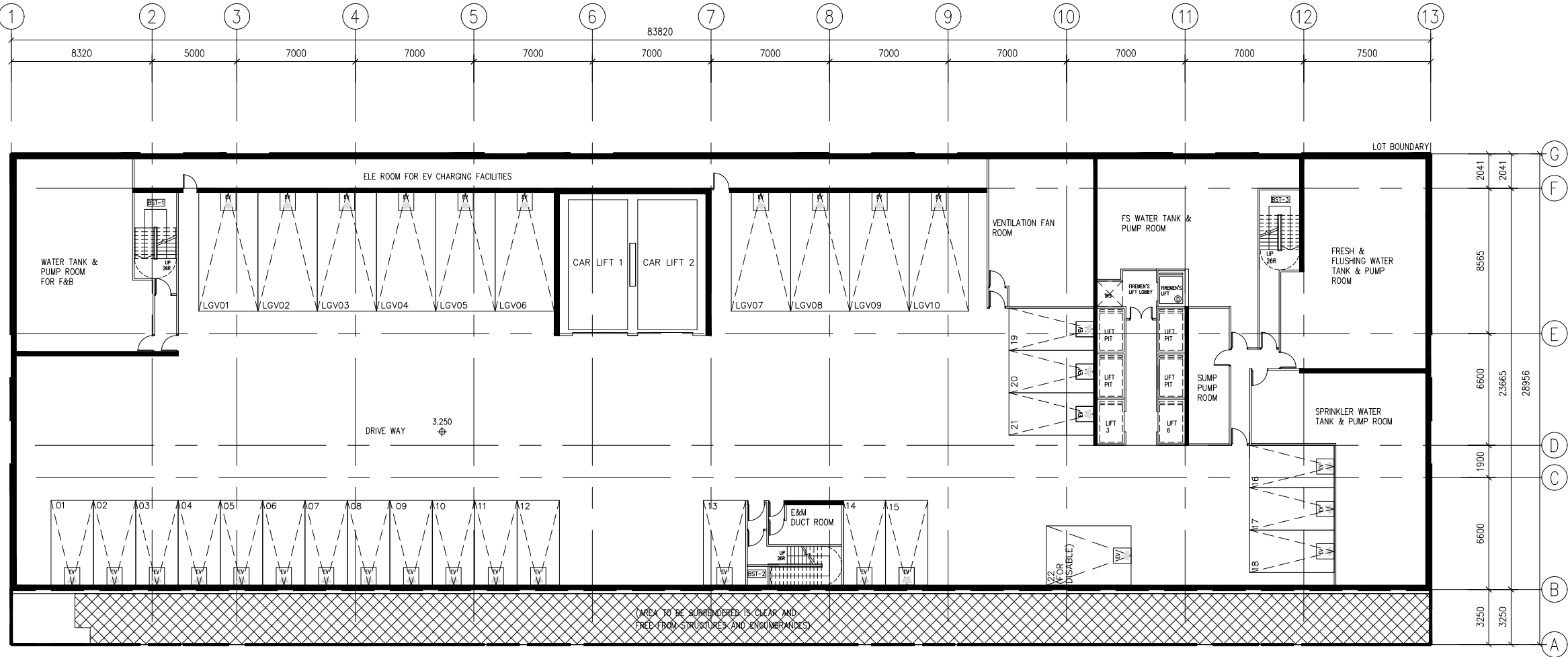
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	32
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	22 10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	10
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	4 3 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☐

Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Contamination Assessment Plan 土地污染評估		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Item 3: 4 sets hard copies of Architectural Drawings of drawing no. GBP-01 to GBP-06



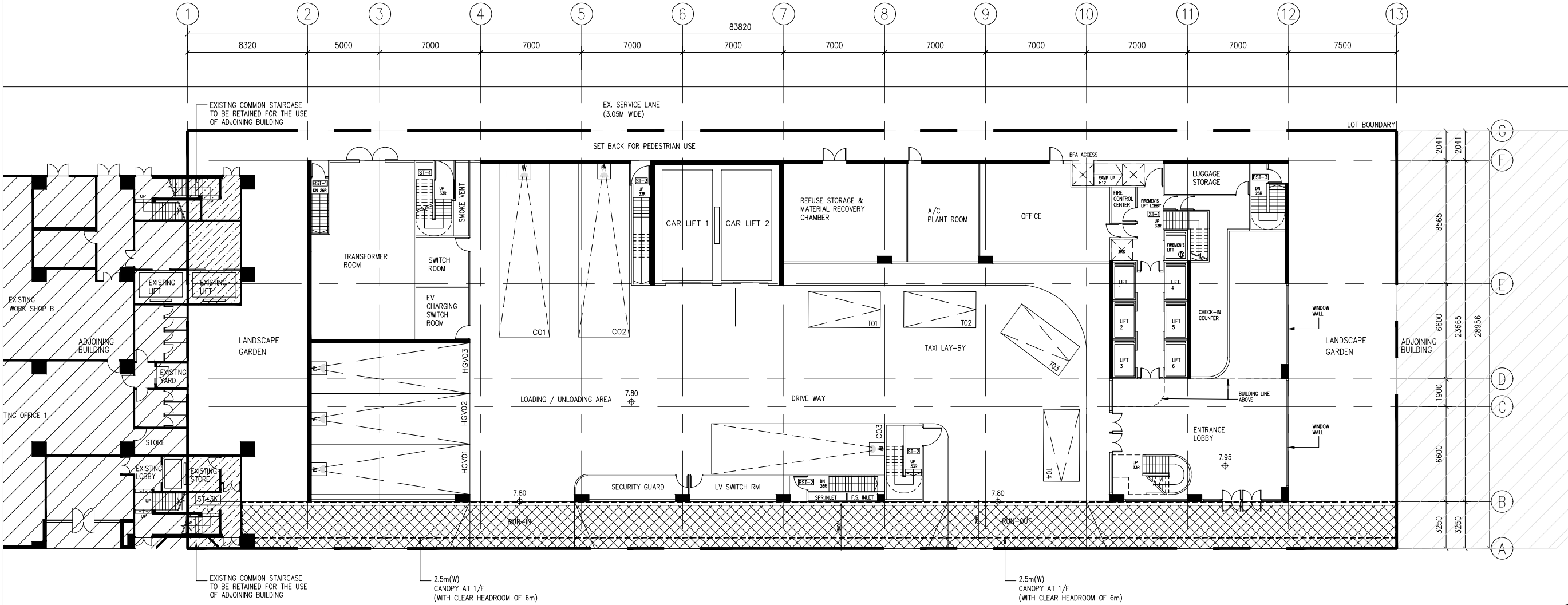
LEGEND:

 AREA TO BE SURRENDERED TO THE GOVERNMENT FOR ROAD WIDENING PURPOSES

 UNEXCAVATED

BASEMENT FLOOR PLAN

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
BASEMENT FLOOR PLAN		
AUTHORIZED PERSON :		
 C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-01		REV. : -
TOTAL NO. OF SHEETS: 1 (THIS SHEET IS THE ONLY SHEET IN THE SET)		



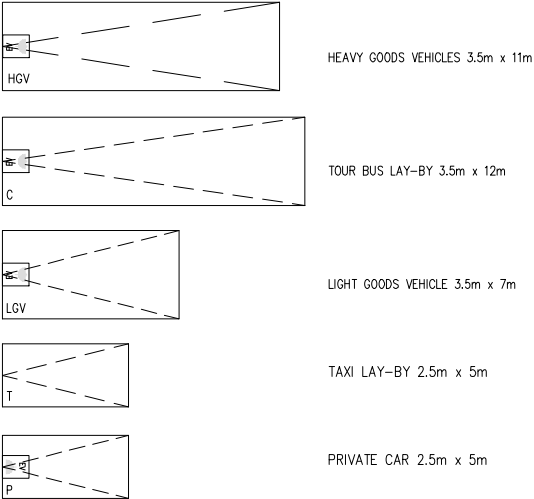
LEGEND:

AREA TO BE SURRENDERED TO THE GOVERNMENT FOR ROAD WIDENING PURPOSES

EXISTING COMMON STAIRCASES TO BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASES WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING

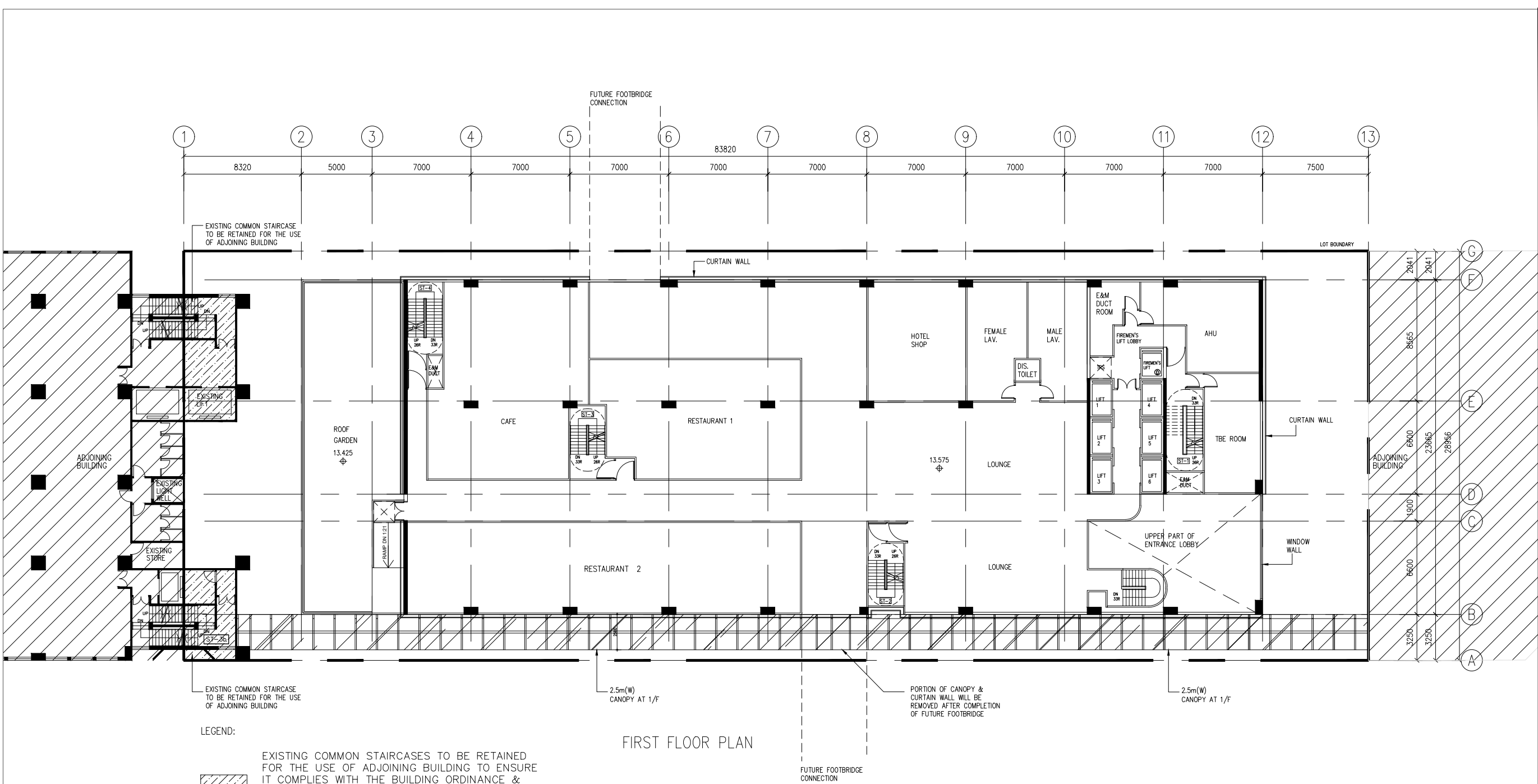
GROUND FLOOR PLAN

TAI YAU STREET (18.30M WIDE)



CARPARK PROVISION CALCULATION				
APPROX. NO. OF ROOMS = 1286				
TYPE	ROOM/GFA	RATE	NO. REQUIRED	NO. PROVIDED
PRIVATE CAR	1286 ROOMS	1/100 ROOMS	13	22
	RESTUANT/CAFE /800 SEAT	1/100 SEATS	8	
TAXI LAY-BY	1286 ROOMS	>600 ROOMS MIN. 4 NOS.	4	4
TOUR BUS LAY-BY	1286 ROOMS	>900 ROOMS MIN. 3 NOS.	3	3
LGV	1286 ROOMS	0.5-1/100 ROOMS	7-13	10
HGV				3

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
GROUND FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-02		REV. : -

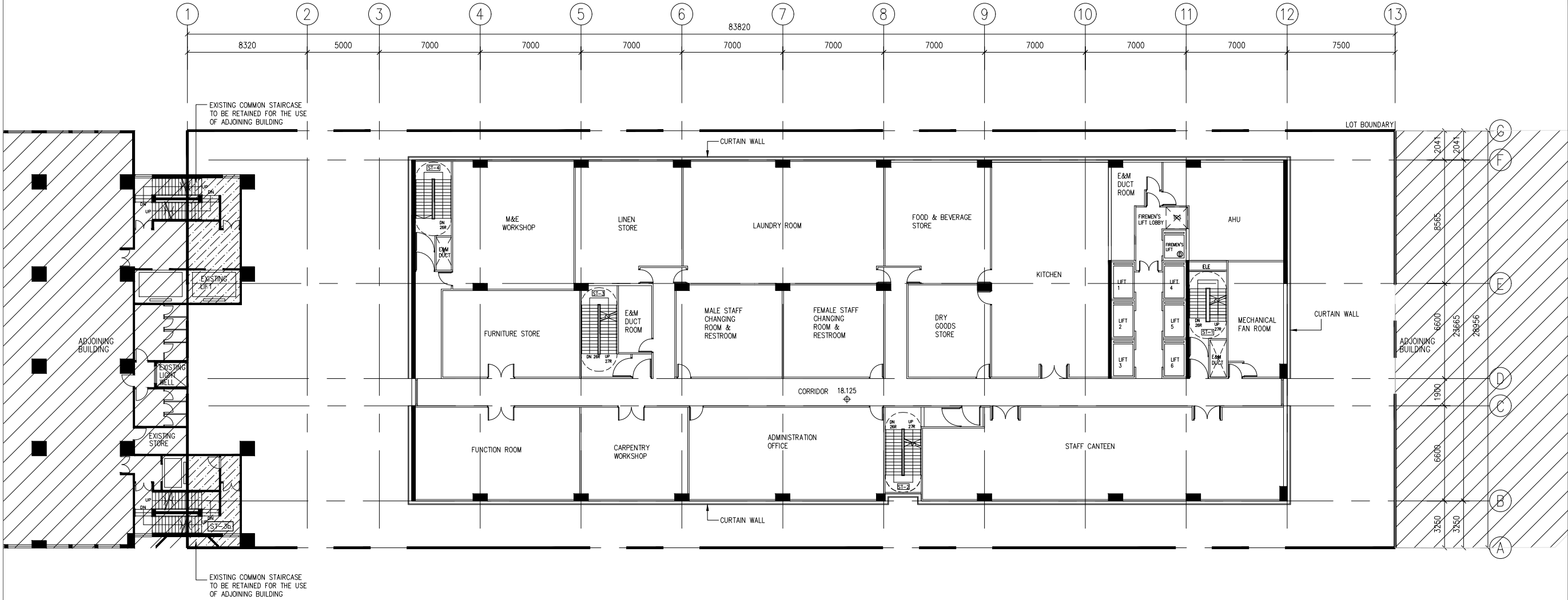


LEGEND:

EXISTING COMMON STAIRCASES TO BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASE WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING

FIRST FLOOR PLAN

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
FIRST FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-03		REV. : -

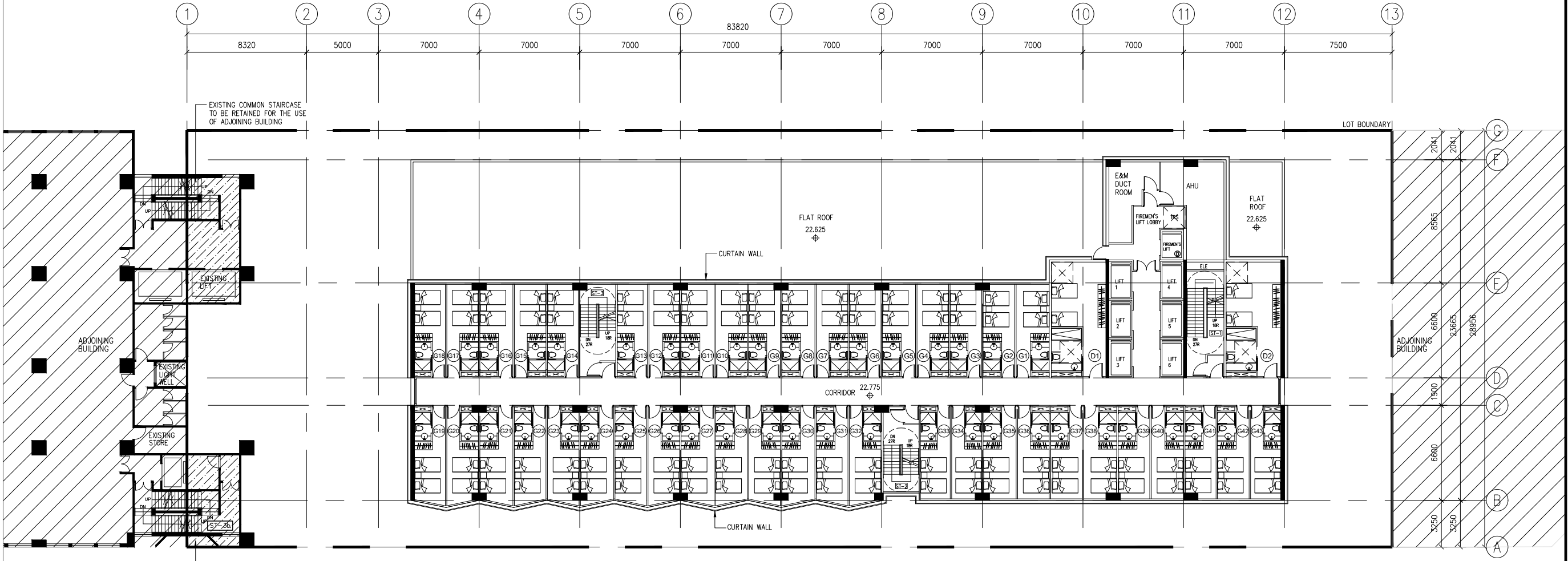


LEGEND:

EXISTING COMMON STAIRCASES TO BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASES WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING

SECOND FLOOR PLAN

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
SECOND FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-04		REV : -

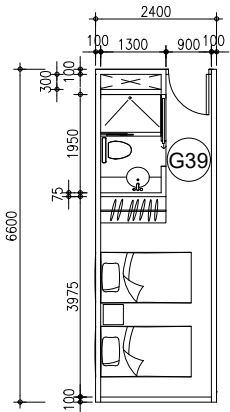


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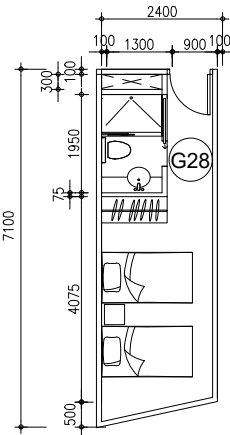


EXISTING COMMON STAIRCASES TO BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASES WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING

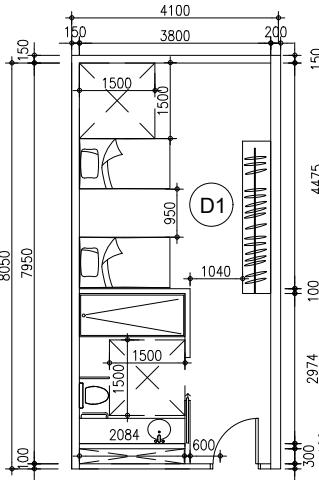
THIRD FLOOR PLAN (GUEST ROOM)



TYPICAL LAYOUT 1 FOR SINGLE BED GUEST ROOM
UFA=10.927 m2
1:150@A3



TYPICAL LAYOUT 2 FOR SINGLE BED GUEST ROOM
UFA=11.472 m2
1:150@A3

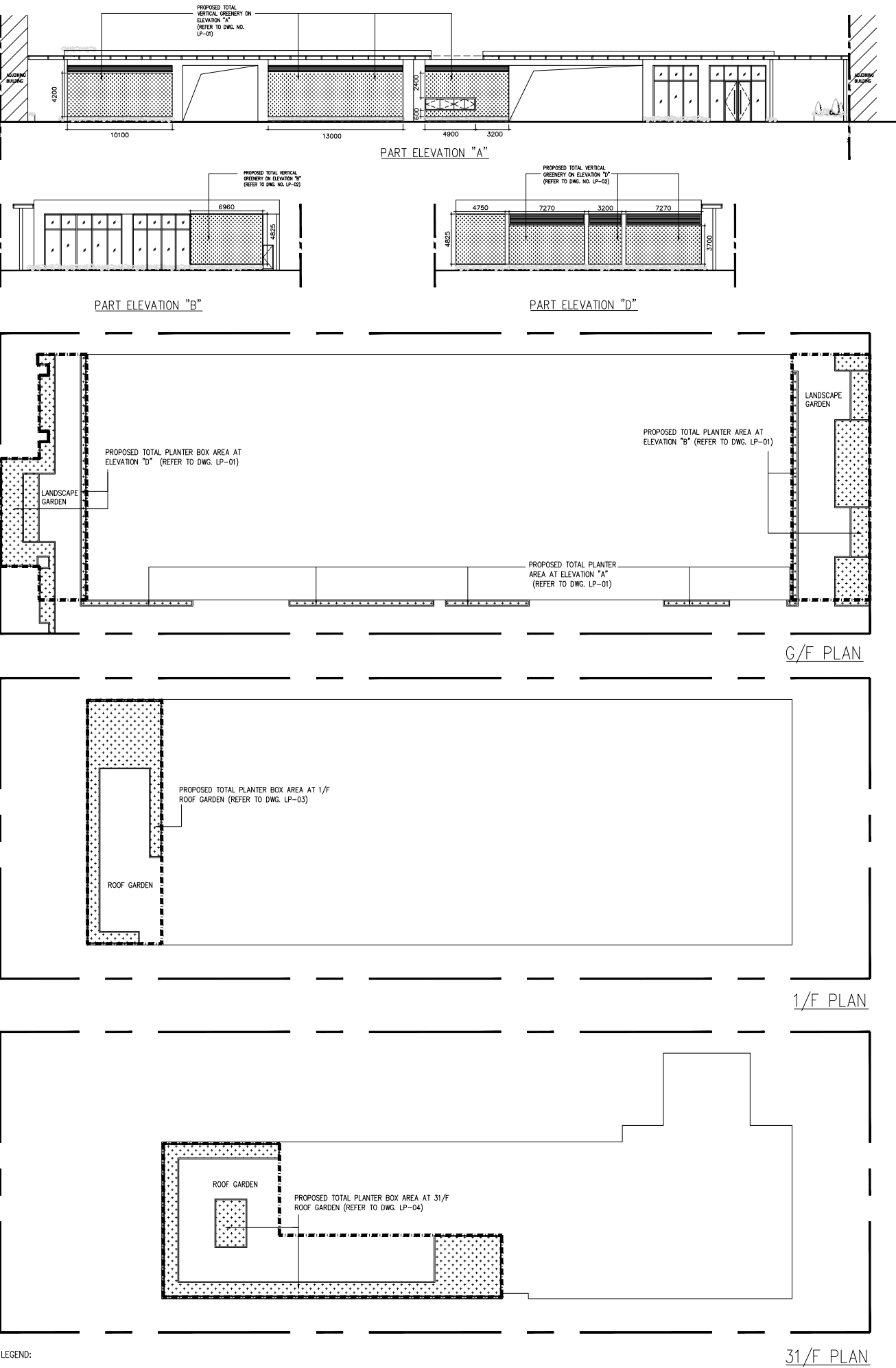


TYPICAL LAYOUT FOR GUEST ROOM FOR DISABILITY (D1 & D2)
UFA=20.955 m2
1:150@A3

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
THIRD FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-05		REV. : -

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
4TH TO 15TH FLOOR PLAN		
AUTHORIZED PERSON :		
 C & L architects & surveyors ltd 朱 倫 建 築 師 測 量 師 有 限 公 司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
APPROVED : JC		
PRINTED DATE :		DATE :
SCALE AT A3 1:300	DRAWING No. : GBP-06	REV. : -

Item 4: 4 sets hard copies of Landscape Plan of drawing no. LP-CAL, LP-01 & LP-03



GREENERY AREA CALCULATION

SITE AREA = 2426.050 sq.m.

MINIMUM REQUIREMENT OF GREENERY PROVISION (UNDER PNAP APP-151) :

- 10% OF SITE AREA AT PRIMARY ZONE OF BUILDING (BELOW 15m OF BUILDING)
= 2426.050 X 10% = 242.605 sq.m.
- 20% OF SITE AREA AT OVERALL OF BUILDING (INCLUDE PRIMARY ZONE)
= 2426.050 X 20% = 485.210 sq.m.

TOTAL PROVISION OF PLANTER BOX AREA :

G/F :

FACING ELEVATION "A" = 15.782 sq.m.

FACING ELEVATION "B" = 70.411 sq.m.

FACING ELEVATION "D" = 68.794 sq.m.

1/F : FLAT ROOF GARDEN = 73.710 sq.m.

TOTAL PROVISION OF PLANTER BOX = 228.697 sq.m.

AREA AT PRIMARY ZONE :

31/F : FLAT ROOF GARDEN = 113.054 sq.m.

TOTAL PROVISION OF PLANTER BOX = 341.751 sq.m.

AREA AT OVERALL OF BUILDING :

TOTAL PROVISION OF GREENERY (PLANTER BOX AREA & VERTICAL GREENERY AREA)

= 341.751 sq.m. + 296.240 sq.m.

= 637.991 sq.m.

TOTAL PROVISION OF VERTICAL GREENERY :

G/F :

FACING ELEVATION "A" = 151.600 sq.m.

FACING ELEVATION "B" = 33.582 sq.m.

FACING ELEVATION "D" = 111.058 sq.m.

TOTAL PROVISION OF VERTICAL = 296.240 sq.m.

GREENERY AT PRIMARY ZONE :

TOTAL PROVISION OF VERTICAL = 296.240 sq.m.

GREENERY AT OVERALL OF BUILDING :

ACTUAL PROVISION OF GREENERY CALCULATION UNDER PNAP APP-151

MAX. AREA OF VERTICAL GREENERY ACCEPTABLE FOR CALCULATION OF GREENERY PROVISION:

= 30% OF THE OVERALL REQUIRED GREENERY PROVISION

= 485.210 x 30% = 145.563 sq.m.

PROVISION AT PRIMARY ZONE OF BUILDING :

= 228.697 sq.m. (PLANTER BOX AREA) + 145.563 sq.m. (MAX. VERTICAL GREENERY AREA)

= 374.260 sq.m./ 2426.050 sq.m.

= 15.427% (>10%)

PROVISION AT OVERALL OF BUILDING :

= 341.751 sq.m. (PLANTER BOX AREA) + 145.563 sq.m. (MAX. VERTICAL GREENERY AREA)

= 487.314 sq.m./ 2426.050 sq.m.

= 20.087% (>20%)

PROVISION OF LANDSCAPE AREA (INDENTED FOR THE USE OF HOTEL GUEST)

PROVISION OF LANDSCAPE AREA AT

G/F = 323.029 sq.m.

1/F = 167.775 sq.m.

31/F = 293.097 sq.m.

TOTAL PROVISION OF LANDSCAPE AREA = 783.901 sq.m.

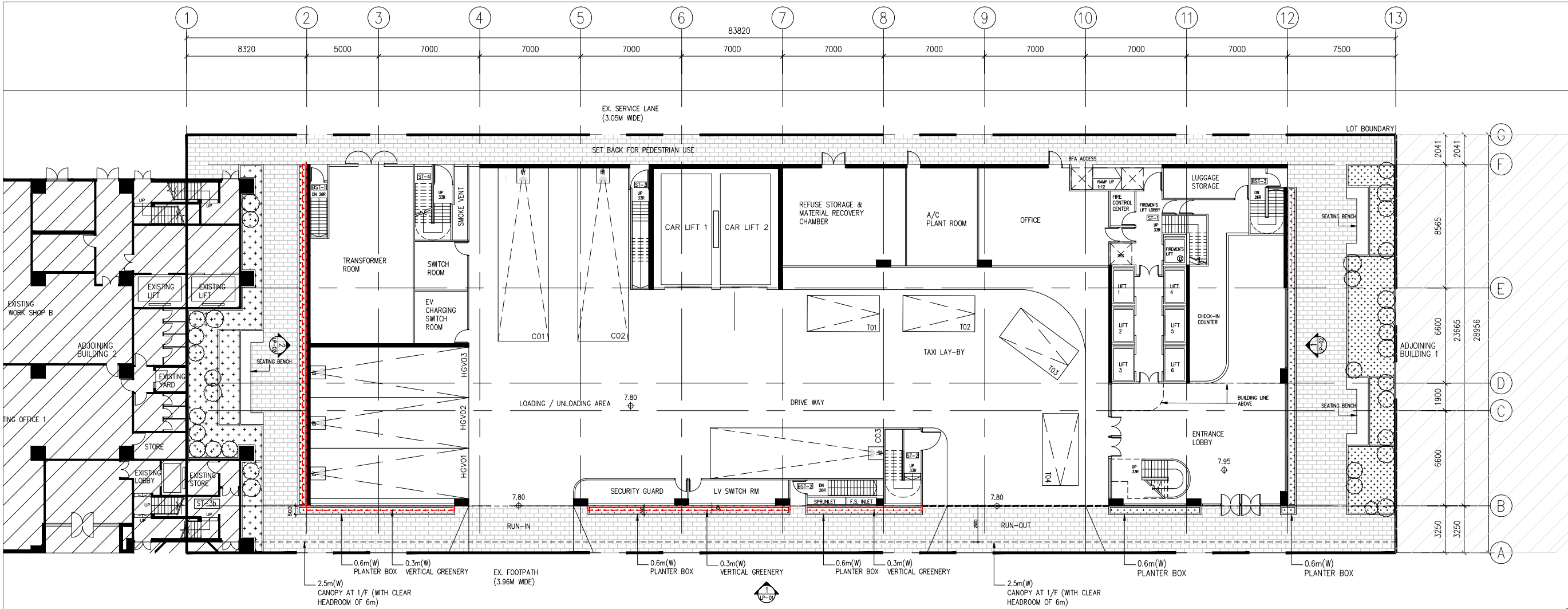
-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE

PROJECT :
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET
SAN PO KONG, KOWLOON, N.K.I.L.s
4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B

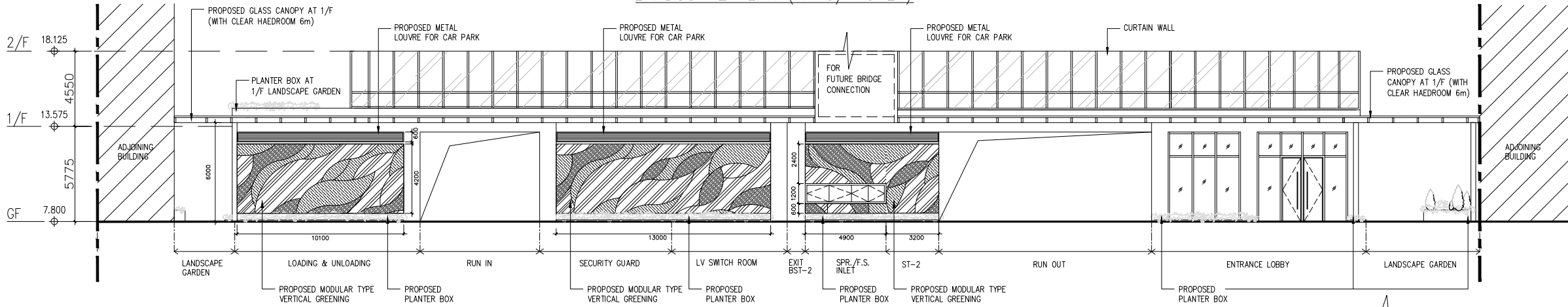
DRAWING TITLE :
GREENERY PROVISION CALCULATION

AUTHORIZED PERSON :
C&L architects & surveyors ltd
朱倫建築師測量師有限公司

JOB No. : AA598			
DESIGNED : RL	DRAWN : NC	CHECKED : RL	APPROVED : JC
PRINTED DATE :		DATE :	
SCALE AT A3 1:300	DRAWING No. : LP-CAL-01		REV : -



TAI YAU STREET
LANDSCAPE PLAN (AT G/F ONLY)



LEGEND:

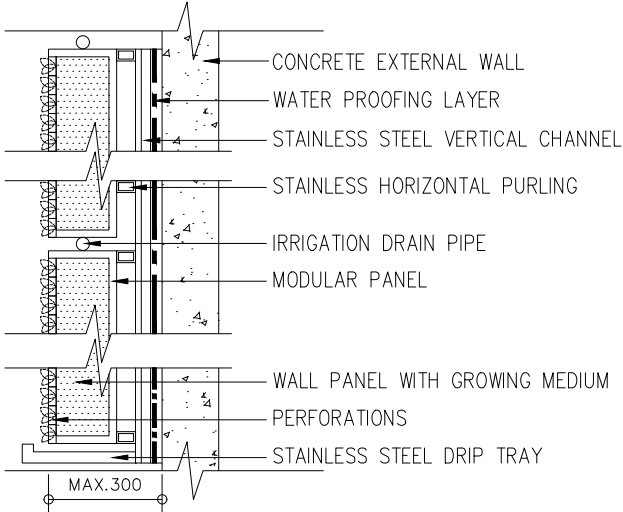
- SITE BOUNDARY
- TALL SHRUBS / SHAPED PLANT
- PLANTER BOX WITH FLOWERING SHRUBS & GROUND COVERS (SOFT LANDSCAPE)
- STONE PAVED WALKWAY (HARD LANDSCAPE)
- MODULAR VERTICAL GREENING

PROPOSED SPECIES FOR MODULAR TYPE VERTICAL GREENING	
	EPIPREMNUM AUREUM (黃金葛)
	PEPEROMIA OBTUSIFOLIA (椒草)
	TRADESCANTIA PADLLIDA (紫錦草)

REMARK:
ALL GREENERIES ARE IRRIGATED BY RECYCLED WATER

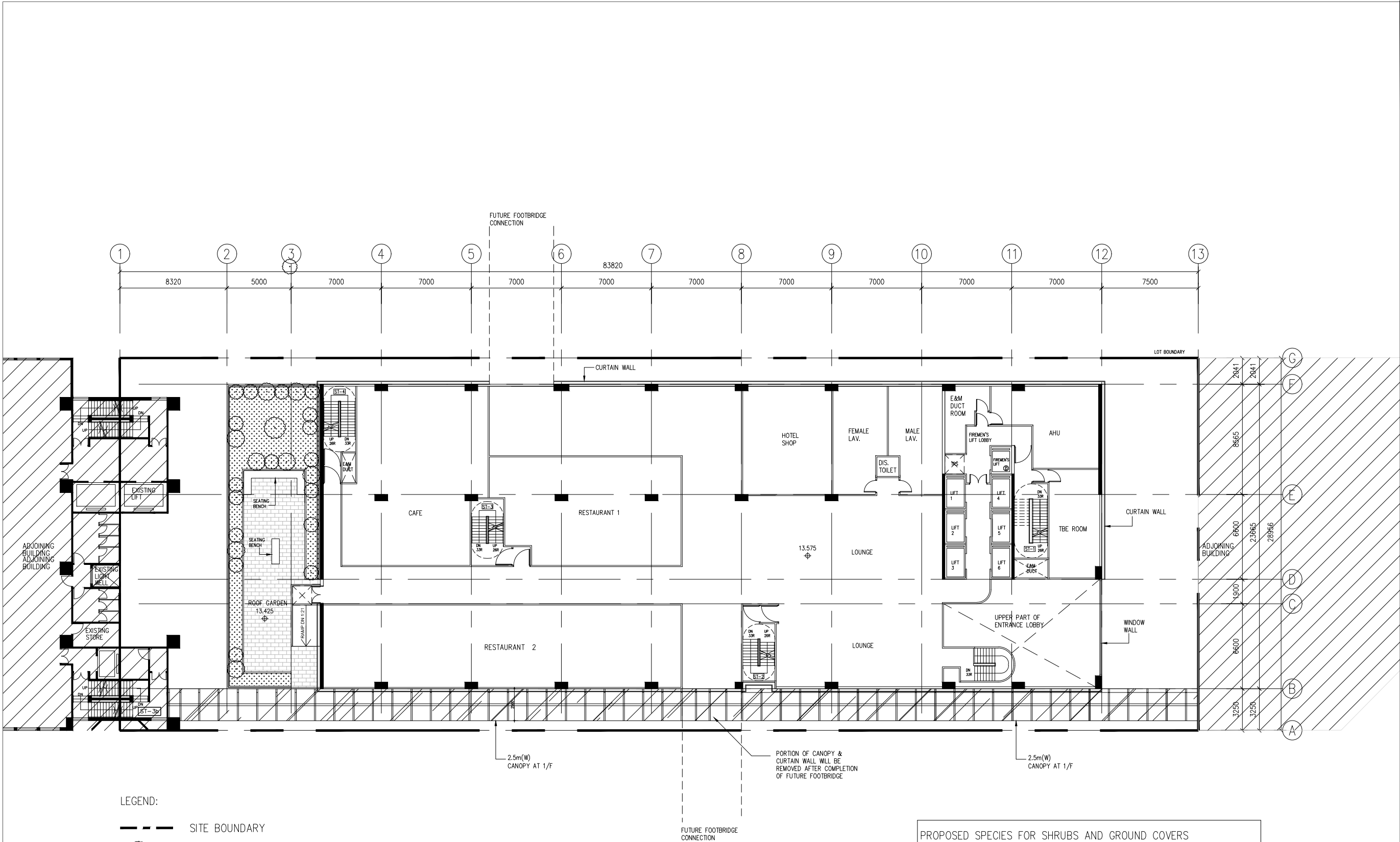
PROPOSED SPECIES FOR SHRUBS AND GROUND COVERS		
BOTANICAL NAME	APPROX. SIZE (mm)	SPACING (mm)
DURANTA REPENS 'GOLDEN'	500 X 400	400
HYMENOCALLS AMERICANA	400 X 400	350

PROPOSED TOTOAL PLANTER BOX AREA ON ELEVATION "A" = 15.782 sq.m. PROPOSED TOTAL VERTICAL GREENERY ON ELEVATION "A" = 151.600 sq.m.

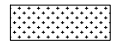
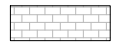


TYPICAL SECTION OF PROPOSED
MODULAR VERTICAL GREENING (@1:20)

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
LANDSCAPE PLAN (AT G/F ONLY) & PART ELEVATION "A" FACING TAI YAU STREET		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :	DATE :	
SCALE AT A3 1:300	DRAWING No. : LP-01	REV : -



LEGEND:

- SITE BOUNDARY
-  TALL SHRUBS / SHAPED PLANT
-  PLANTER BOX WITH FLOWERING SHRUBS & GROUND COVERS (SOFT LANDSCAPE)
-  STONE PAVED WALKWAY (HARD LANDSCAPE)
- MODULAR VERTICAL GREENING

LANDSCAPE PLAN (AT 1/F ONLY)

PROPOSED SPECIES FOR SHRUBS AND GROUND COVERS		
BOTANICAL NAME	APPROX. SIZE (mm)	SPACING (mm)
DURANTA REPENS 'GOLDEN'	500 X 400	400
HYMENOCALLS AMERICANA	400 X 400	350

PROPOSED TOTAL PLANTER AREA ON 1/F LANDSCAPE GARDEN = 73.710 sq.m.

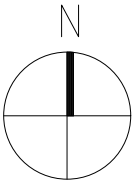
-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
LANDSCAPE PLAN (AT 1/F ONLY)		
AUTHORIZED PERSON :		
 C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :	DATE :	APPROVED : JC
SCALE AT A3 1:300	DRAWING No. : LP-03	REV : -

Item 5: 4 sets hard copies of Location Plan of drawing no. LIP-01 to LIP-02

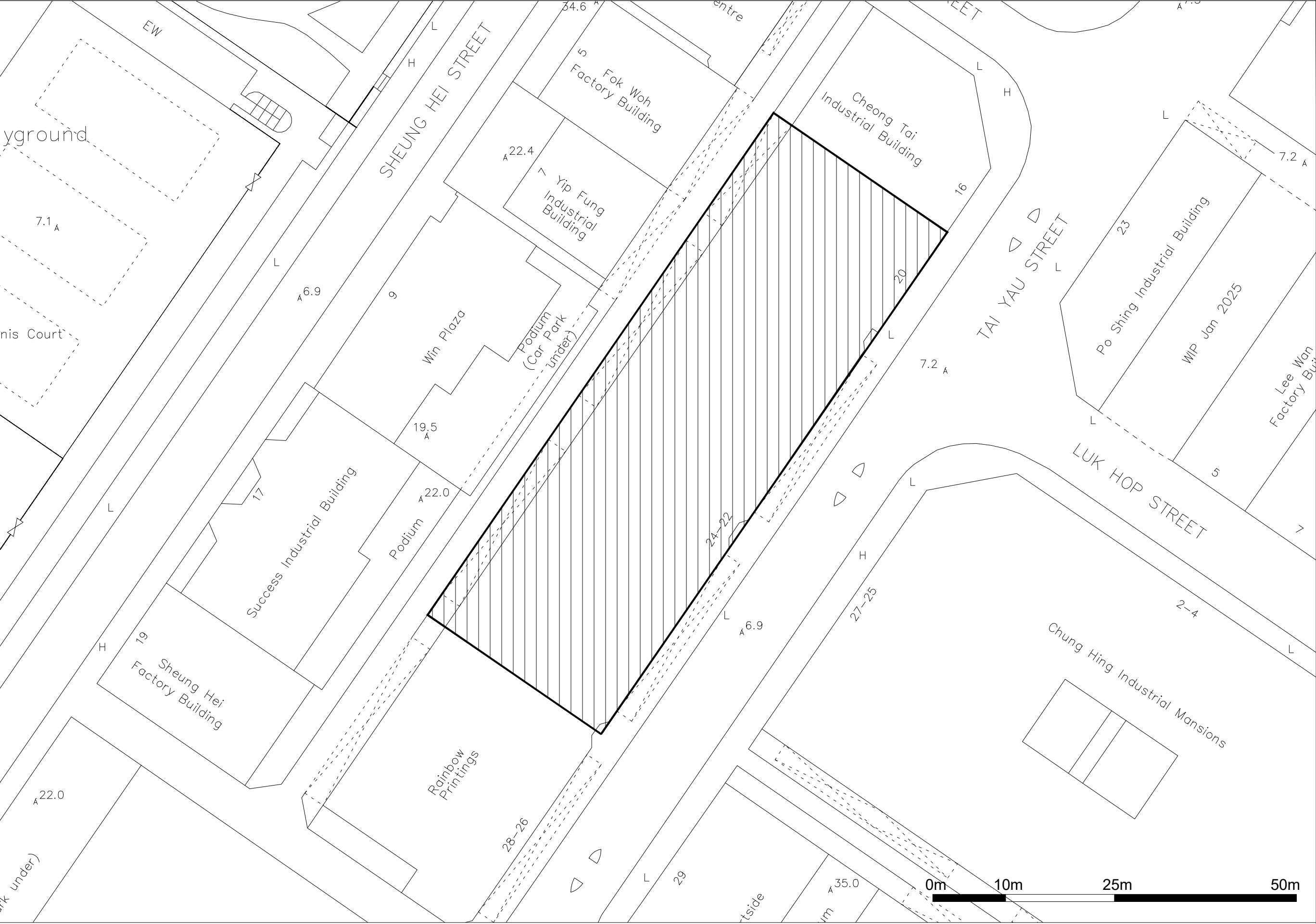


LEGEND

APPLICATION BOUNDARY



-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
LOCATION INDEX PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 N.T.S.		DATE :
DRAWING No. : LIP-01		REV. : -



LEGEND

APPLICATION SITE

0m10m25m50m

-	DESIGN PROPOSAL	JUL'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
LOCATION PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
APPROVED : JC		
PRINTED DATE :		DATE :
SCALE AT A3 1:500	DRAWING No. : LIP-02	REV : -