

Appendix V Noise Impact Assessment

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

NOISE IMPACT ASSESSMENT

23 Jul 2025

Report No.: RT24152-NIA-01_r1

Prepared By:



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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 NOISE IMPACT ASSESSMENT				
Report No.:	RT24152-NIA-01_r1				
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Prepared By:

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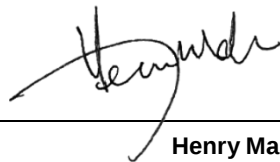


Various

Leo Yu

Consultant

Approved by:



Henry Mak

Director

Disclaimer:

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- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.
- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

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1. INTRODUCTION

1.1. BACKGROUND

- 1.1.1. The Project Proponent proposes to develop a 33-storey Hotel at Nos. 20-24 Tai Yau Street, San Po Kong (hereafter called “the Proposed Development”).
- 1.1.2. BeeXergy Consulting Limited was commissioned by the Project Proponent to undertake an Air Quality Impact Assessment (AQIA) in support of its planning application under Section 16 of the Town Planning Ordinance (TPO) for the Proposed Development.

1.2. PROJECT LOCATION

- 1.2.1. The Project Site is approximately 2426.05m², currently bounded by industrial buildings to the north and west, Tai Yau Street to the south-east. The Project Site is currently zoned as “Other Specified Uses” annotated “Business” (“OU(B)”) under the Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/31. **Figure 1.1** shows the location of Project Site and its environs.

1.3. PROJECT DESCRIPTION

- 1.3.1. The Proposed Development will comprise one 33-storey building (include 1 storey basement & 1 storey refuge floor) comprising guest rooms and communal area. The key development parameters are summarised in **Table 1.1** and the Master Layout Plan is enclosed in **Appendix 1.1**.

Table 1.1 Key Development Parameters of the Proposed Development

No. of Storeys	33 storeys
Total Gross Floor Area (GFA)	Approx. 29,111.334m ²
Building Height	+111.925 mPD
Proposed Major Floor Use	B/F: Carpark G/F: Entrance Lobby, Loading & Unloading 1/F: Restaurant, Shops 2/F: Back of House Facility 3/F to 31/F: Guest Rooms (Refuge floor at 16/F)
Tentative Population Intake Year	2030
Total No. of Guest Rooms	1260

1.4. STRUCTURE OF THE REPORT

1.4.1. This NIA Report includes the following sections:

- Section 2.1 introduced the project background;
- Section 2.2 presented the relevant legislation, standards, guidelines, and baseline conditions for this NIA;
- Section 2.3 identified and evaluated the noise impact associated with the Construction of the Proposed Development;
- Section 2.4 identified and evaluated the noise impact associated with the Operation of the Proposed Development; and
- Section 3 summarized the conclusion of this NIA.

2. NOISE IMPACT

2.1. INTRODUCTION

2.1.1. The Proposed Development will have potential noise impacts during the construction and operation phases. During the construction phase, potential construction airborne noise impact may be generated due to the use of powered mechanical equipment (PME) for various construction works including site formation, foundation and superstructure. During the operation phase, noise due to building equipment will also have potential noise impacts to the NSRs nearby.

2.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

2.2.1. The relevant legislation, standards and guidelines applicable to the present noise impact assessment include:

- Noise Control Ordinance (NCO) (Cap. 400);
- Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (IND-TM);
- Technical Memorandum on Noise from Construction Work Other Than Percussive Piling (GW-TM);
- Technical Memorandum on Noise from Construction Work in Designated Areas (DA-TM);
- Technical Memorandum on Noise from Percussive Piling (PP-TM);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Professional Persons Environmental Consultative Committee (ProPECC) Practice Note PN 1/24 "Minimizing Noise from Construction Activities";
- Good Practices on Pumping System Noise Control; and
- Good Practices on Ventilation System Noise Control

2.3. CONSTRUCTION PHASE IMPACT REVIEW

Noise Standards for Construction Works during Non-restricted Hours

- 2.3.1. There is no statutory control for noise arising from construction activities (except for percussive piling and the use of hand-held percussive breakers and air compressors) during non-restricted hours (i.e. 0700 to 1900 hours from Monday to Saturday, not including general holidays). However, ProPECC PN 1/24 provides the assessment criteria for construction works during non-restricted hours. The recommended daytime construction noise levels for uses rely on openable windows for ventilation are summarized in **Table 2.1** below.

Table 2.1 Noise Standards for Construction Works during Non-restricted Hours

Uses	L_{eq} (30 mins), dB(A)
All domestic premises Temporary housing accommodation Hostels Convalescences homes Homes for the aged	75
Places of public worship Courts of law Hospitals and medical clinics	70
Educational institutions (including kindergartens and nurseries)	70 (65 during examination)
Note: The above standards apply to uses which rely on opened windows for ventilation and are assessed at 1m from the external façade.	

Noise Standards for Construction Works during Restricted Hours

- 2.3.2. Noise impacts arising from construction activities (excluding percussive piling) conducted during the restricted hours (1900 to 0700 hours on any day and anytime on Sunday and general holiday) are governed by the NCO.
- 2.3.3. All the proposed construction works are expected to be carried out during non-restricted hours. In case of any construction activities during restricted hours, it is the Contractor's responsibility to ensure compliance with the NCO and the relevant technical memoranda. The Contractor will be required to submit a construction noise permit (CNP) application to the Noise Control Authority and abide by any conditions stated in the CNP, should one be issued. It should be noted that description made in this report does not guarantee that a CNP will be granted for the project construction. The Noise Control Authority would take into account the contemporary condition of adjoining land uses and other considerations when processing the CNP application

based on the NCO and relevant technical memoranda issued under the NCO. The findings in this report shall not bind the Noise Control Authority in making the decision.

Noise Standards for Percussive Piling

- 2.3.4. Noise impact arising from percussive piling at any time is also governed by the NCO. The noise criteria and the assessment procedures for issuing a CNP for percussive piling are specified in the PP-TM. Separate application to EPD for a CNP is required.
- 2.3.5. Should percussive piling be required, the requirements in the PP-TM shall be followed.

Impact Identification and Evaluation

- 2.3.6. The potential source of noise impact during the construction phase would be the use of PME for various construction activities. The key construction works would include:
- Site clearance, including demolition of existing structures and tree removal;
 - Site formation;
 - Foundation; and
 - Construction of superstructure.
- 2.3.7. No construction works will be carried out during restricted hours. Should restricted hours works or percussive piling work be required, the Contractor shall apply for a CNP and ensure full compliance with the NCO.

Recommended Mitigation Measures

- 2.3.8. Standard construction noise control measures such as adoption of quieter construction method, use of quality PME (QPME) with lower sound power level (SWL), use of movable noise barriers and noise enclosures to screen noise from PME, and implementation of good site practices to limit noise emissions at source are recommended.
- 2.3.9. Good site practices and noise management can further minimize the potential construction noise impact. The following good site practices are recommended for implementation during construction phase:
- Contractor shall devise and execute working methods that will minimize the noise impact on the surrounding environment; and shall provide experienced personnel with suitable training to ensure these methods are properly implemented;
 - Noisy activities should be scheduled to minimize exposure of nearby NSRs to high levels of construction noise. For example, noisy activities can be scheduled for midday or at times coinciding with periods of high background noise (such as during peak traffic hours);

- The Contractor should arrange construction activities with care so that concurrent construction activities are avoided as much as possible;
- Only well-maintained plant should be operated on-site and plant will be serviced regularly during the construction phase;
- Machines and plant that may be in intermittent use should be shut down between work periods or throttled down to a minimum;
- Silencers or mufflers on construction equipment should be utilized and properly maintained during the construction phase;
- Noisy equipment such as emergency generators shall always be sited as far away as possible from NSRs;
- Mobile plants should be sited as far away from NSRs as possible;
- Plant known to emit noise strongly in one direction should be orientated so that the noise is directed away from the nearby NSRs; and
- Material stockpiles and other structures should be effectively utilized in screening noise from on-site construction activities.

2.4. OPERATION PHASE

Noise Standards for Fixed Noise Impact Assessment

2.4.1. IND-TM stipulates the appropriate Acceptable Noise Level (ANL) for fixed noise sources. The ANL is dependent on the area sensitivity rating of a noise sensitive receivers (NSR), as defined in Table 1 of the IND-TM (reproduced in **Table 2.2**). The area sensitivity rating of a NSR is determined by the type of area where the NSR is located and the presence of any influencing factors (IFs) such as major roads and industrial areas.

Table 2.2 Area Sensitivity Ratings

Type of Area Containing NSR	Degree to which NSR is affected by IF		
	Not Affected	Indirectly Affected	Directly Affected
Rural area, including country parks or village type developments	A	B	B
Low density residential area consisting of low-rise or isolated high-rise developments	A	B	C
Urban area	B	C	C
Area other than those above	B	B	C

- 2.4.2. The HKPSG also states that in order to plan for a better environment, all planned fixed noise sources should be located and designed that when assessed in accordance with the IND-TM, the level of the intruding noise at the façade of the nearest existing sensitive use should be at least 5 dB(A) below the appropriate ANL shown in Table 2 of IND-TM or, in the case of the background being 5 dB(A) lower than the ANL, should not be higher than the background. The ANLs stipulated in the IND-TM are provided in **Table 2.3**.

Table 2.3 Acceptable Noise Levels

Time Period	Area Sensitivity Rating		
	A	B	C
Day (0700 to 1900 hours)	60	65	70
Evening (1900 to 2300 hours)			
Night (2300 to 0700 hours)	50	55	60

Noise Standards for Road Traffic Noise Impact Assessment

- 2.4.3. Table 4.1 of Chapter 9 of the HKPSG provides the assessment criteria for road traffic noise impact at noise sensitive uses which rely on opened windows for ventilation. **Table 2.4** summarizes the adopted road traffic noise criteria for noise sensitive uses with openable windows at the Proposed Development.

Table 2.4 Road Traffic Noise Criteria for Noise Sensitive Uses

Location	Use	L ₁₀ (1 hour), dB(A)
2/F	Function Room	70
2/F	Administrative Office	70
3/F – 31/F	Guest Room	70
Notes: [1] The above standards apply to noise sensitive uses which rely on opened windows for ventilation and should be viewed as the maximum permissible noise levels assessed at 1m from the external façade.		

Noise sensitive receivers

- 2.4.4. Existing NSRs and planned/committed noise sensitive uses identified on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board have been identified. The first layer of representative NSRs within the 300m assessment area are listed in **Table 2.5** below and their locations are illustrated in **Figure 2.1**.

Table 2.5 Representative Noise Sensitive Receivers

NSR ID	Description	Nature of Use	Existing/Planned	Approximate Shortest Distance from Project Site, m
N01	Hong Kong Sheng Kung Hui Nursing Home	Residential	Existing	183
N02	Residential Buildings	Residential	Existing	227
N03	Ho Lap College	School	Existing	195
N04	Po Leung Kuk Mrs. Chan Nam Chong Memorial Primary School	School	Existing	250

Road Traffic Noise Impact on the Proposed Development

2.4.5. The Project Site is bounded by Tai Yau Street to the east, Sheung Hei Street to the north and west. The key noise impact during operation phase would be road traffic noise from the abovementioned roads and other local roads. Central air-conditioning is provided for the entire building of Proposed Development including sensitive uses such as guest room, function room, administrative office, and not relied on openable window for ventilation. Therefore, no adverse road traffic noise impact on the Proposed Development is anticipated.

Fixed Noise Impact from the Proposed Development

Impact Identification and Evaluation

- 2.4.6. According to the latest development scheme, potential fixed noise sources within the Proposed Development include the transformer room and E&M rooms. During the operation phase, potential fixed noise sources will be fully enclosed and located inside the building structure. Noise impact arising from fixed plants is expected to be minimal.
- 2.4.7. To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to neighbouring noise sensitive uses, potential fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG.
- 2.4.8. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary. As such, it is anticipated that the fixed plant noise impact on the surrounding NSRs due to the operation of the Proposed Development will not exceed the relevant noise criteria under the HKPSG and NCO.

Recommended Mitigation Measures

2.4.9. The following noise mitigation measures are recommended to control noise emissions from planned fixed plant noise sources within the Proposed Development:

- All the noisy plants should be installed within plant room or with acoustic enclosure;
- Proper selection of quiet plant aiming to reduce the tonality at NSRs;
- Installation of silencer / acoustic enclosure / acoustic louvre for the exhaust of ventilation system;
- Openings of ventilation systems should be located away from NSRs as far as practicable and oriented away from the NSRs;
- Installation of absorptive noise barrier (with density of absorption material of 48kg/m³) for the aerator which would duly shield the engine and other noisy parts of the aerator as far as practicable, and;
- Provide suitable at source noise control measures with reference to EPD's "Good Practices on Ventilation System Noise Control" and "Good Practices on Pumping System Noise Control" such as silencers and acoustic linings when necessary.

Fixed Noise Impact on the Proposed Development

Identification of Fixed Noise Sources

2.4.10. A number of existing fixed noise sources have been identified within 300m assessment area through desktop study and site visit conducted on 08 July 2025. **Figure 2.2** indicates the locations of existing major fixed noise sources with details summarized in **Table 2.6**.

Table 2.6 Information of the Identified Fixed Noise Sources

Location	Source ID	Equipment	Approximate Shortest Horizontal Distance to the Project Site
New Tech Plaza	S01	Air-cooled Chiller	103m
Chung Hing Industrial Mansions	S02	Cooling Tower	200m
Pentahotel Hong Kong	S03	Air-cooled Chiller	244m
Luk Hop Industrial Building	S04	Loading and Unloading	138m

2.4.11. For other fixed noise sources such as air-cooled chillers in The Hong Kong Examinations and Assessment Authority and Well Tech Centre, cooling towers in Pat

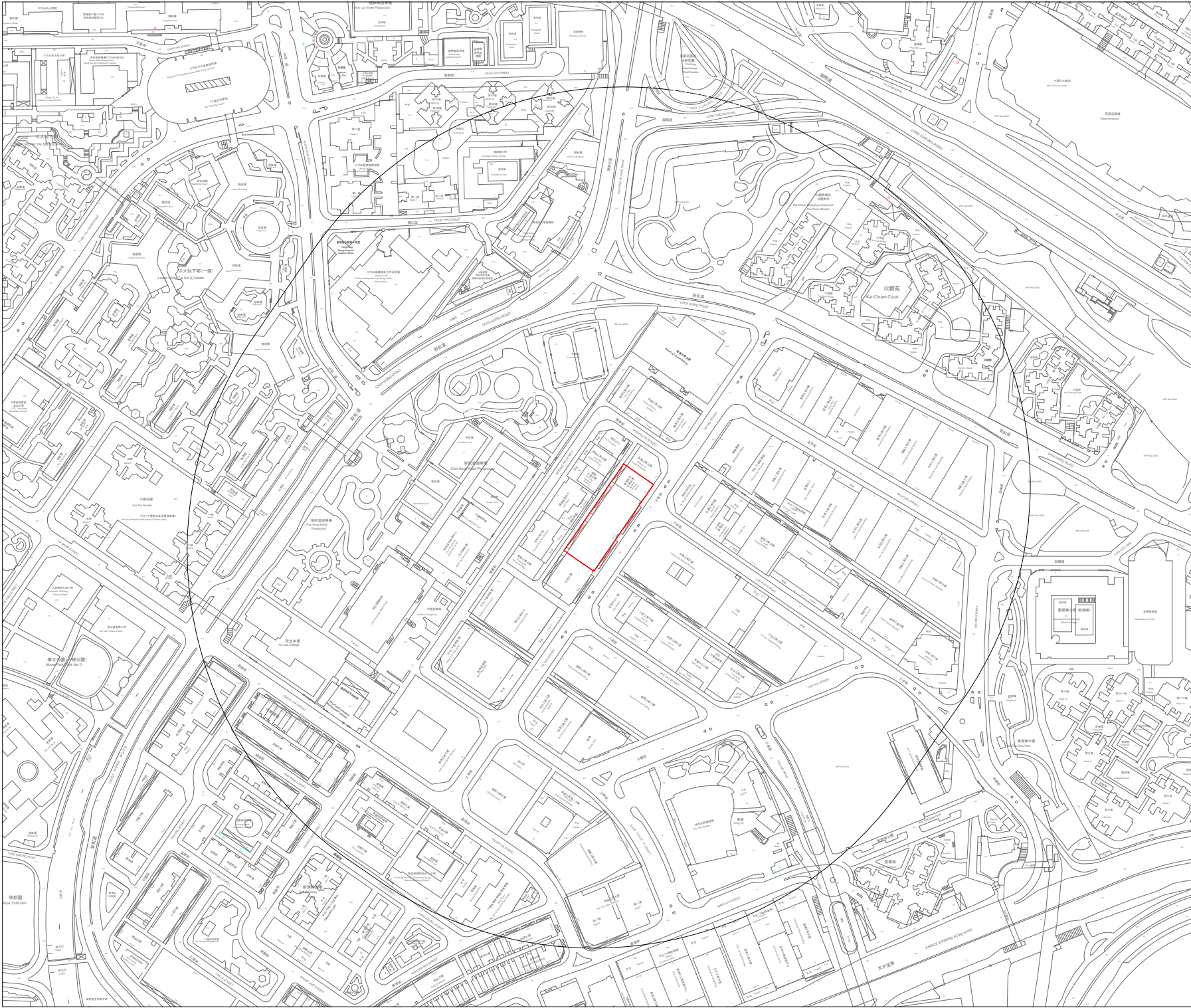
Tat Industrial Building and Ka Wing Factory Building are either blocking by other buildings or blocking by end wall of the source building with no line of sight to the Proposed Development are, therefore, not considered as noise sources in the assessment.

- 2.4.12. Central air-conditioning is provided for the entire building of Proposed Development including sensitive uses such as guest room, function room, administrative office, the sensitive areas are not relied on openable window for ventilation, and therefore, not affected by the identified fixed noise sources. Given the large separation distance between the identified major fixed noise sources and the Project Site (i.e. approximately 100m or above) and no noticeable fixed noise was observed at the Project Site during site visit, no adverse fixed noise impact to the Proposed Development is expected.

3. CONCLUSION

- 3.1.1. The Project is to construct a 34-storey Hotel at Nos. 20-24 Tai Yau Street. This Report addressed the potential noise issues arising from the construction and operation of the Proposed Development.
- 3.1.2. Evaluation on construction noise impact associated with different construction activities has been conducted. With the implementation of practical mitigation measures including good site management practices, use of quieter construction methods and equipment, and use of movable noise barriers and noise enclosures, the construction noise impact on the nearby NSRs would be minimized.
- 3.1.3. To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to neighbouring noise sensitive uses, potential fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary. As such, no adverse fixed plant noise impact on the surrounding NSRs due to the operation of the Proposed Development is expected.
- 3.1.4. With the recommended noise mitigation measures in place, no unacceptable noise impact on or arising from the Proposed Development is anticipated.

FIGURE 1.1
PROPOSED DEVELOPMENT LOCATION



Copyright by BeeXergy Consulting Limited

LEGEND:

Site Boundary

300m Assessment Area

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20250710	20250710	20250710

Project Title

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

DrawingTitle

PROPOSED DEVELOPMENT LOCATION

Drawing No.	Rev.
FIGURE 1.1	0

Scale:

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BXG

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FIGURE 2.1
LOCATION OF REPRESENTATIVE NOISE
SENSITIVE RECEIVERS



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LEGEND:

Site Boundary

300m Assessment Area

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20250710	20250710	20250710

Project Title

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

DrawingTitle

LOCATION OF REPRESENTATIVE NOISE SENSITIVE RECEIVERS

Drawing No.	Rev.
FIGURE 2.1	0

Scale:

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BXG

BeeXergy Consulting Limited

FIGURE 2.2
LOCATION OF EXISTING MAJOR FIXED NOISE
SOURCES



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LEGEND:

Site Boundary

Identified Fixed Noise Sources

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20250710	20250710	20250710

Project Title

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

DrawingTitle

LOCATION OF EXISTING MAJOR FIXED NOISE SOURCES

Drawing No. FIGURE 2.2	Rev. 0
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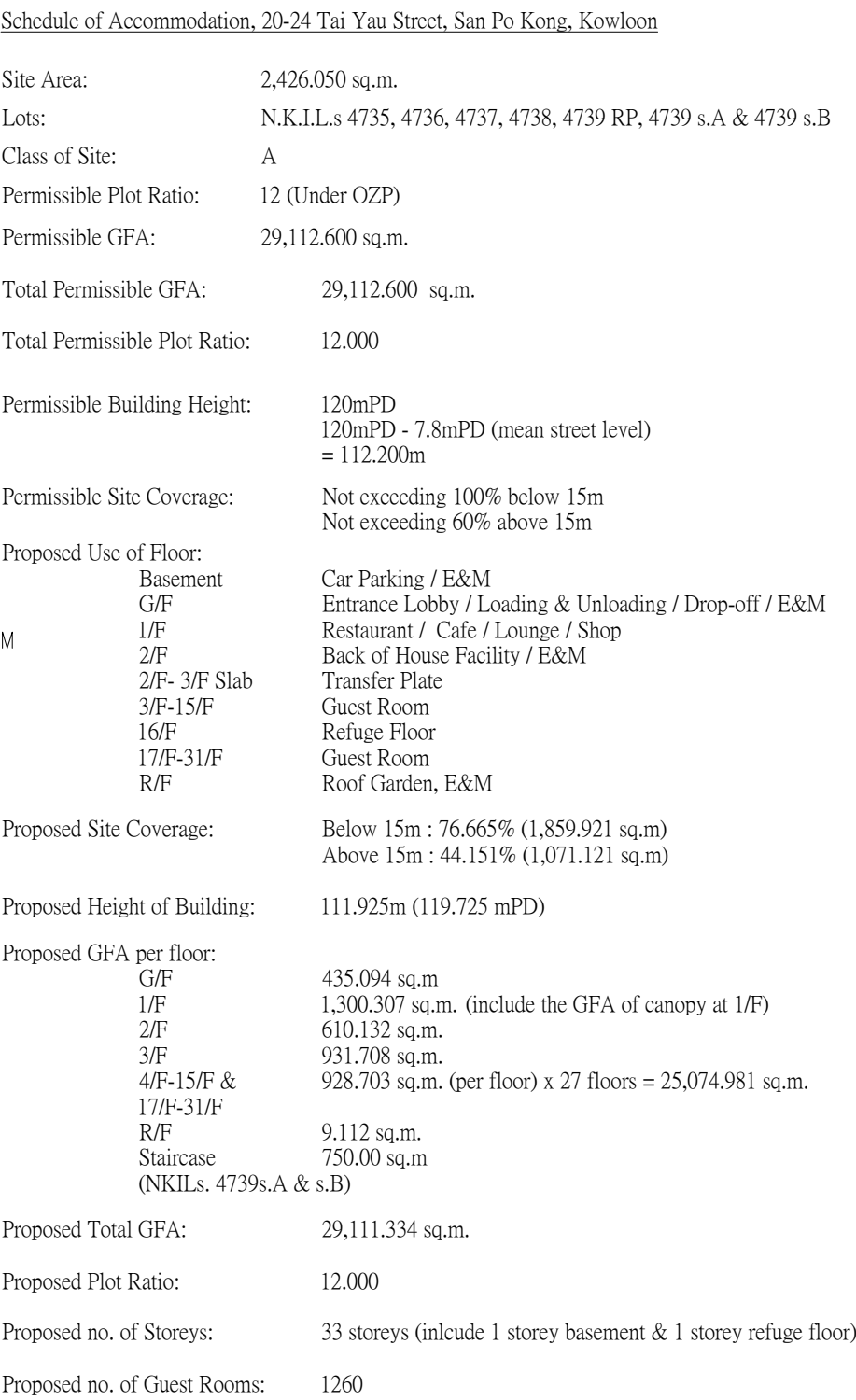
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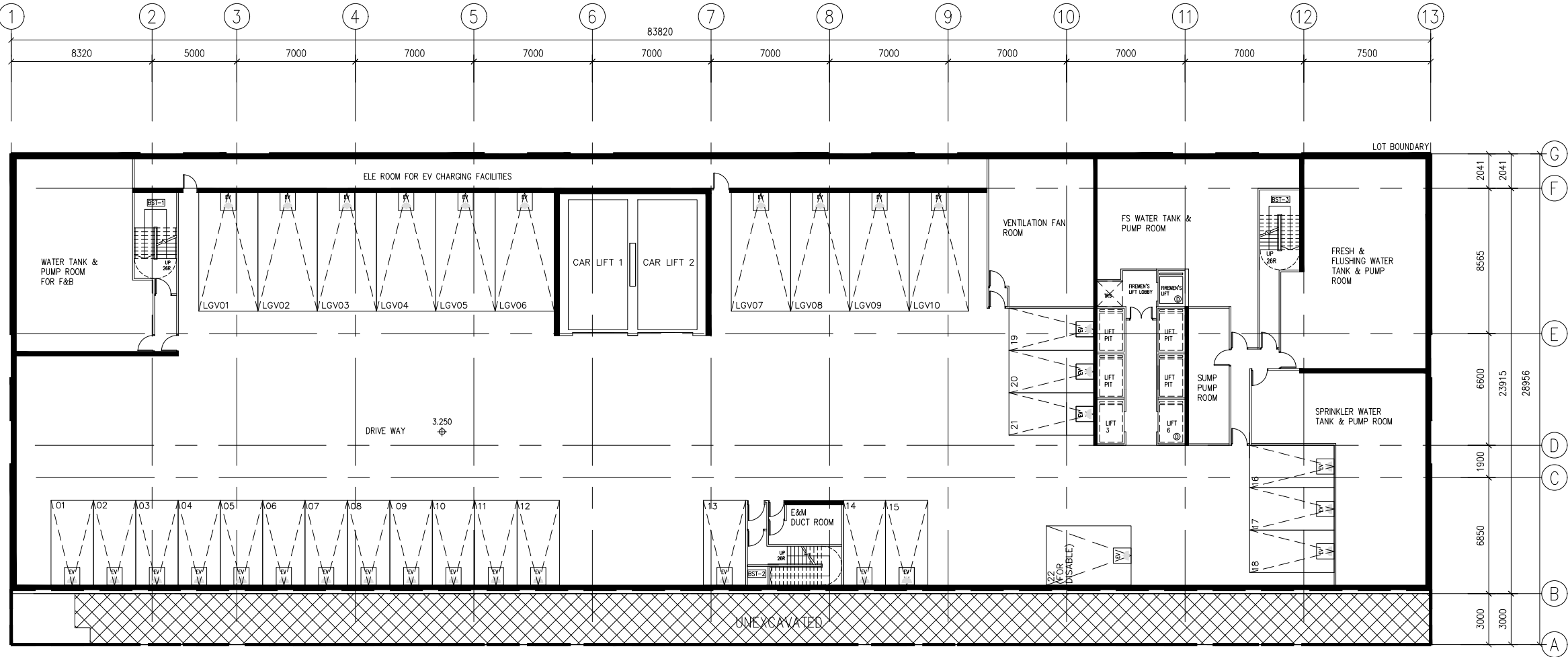
APPENDIX 1.1

INDICATIVE BUILDING PLAN



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

NOV 23	DESIGN PROPOSAL	REV.
DATE	DESCRIPTION	PROJECT :
REDEVELOPMENT OF NOS. 20/24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.S 4736, 4738, 4737, 4728, 4729 RP, 4739 S.A. & 4739 S.B		
DRAWING TITLE :		
SCHEDULE OF ACCOMMODATION		
AUTHORIZED PERSON :		
 朱 倫 達 建 策 測 量 師 有 限 公 司		
JOB No.: AAS598		
DESIGNER :	DRAWN :	CHECKED :
RL	NC	RL
PRINTED DATE :	DATE :	
SCALE: 1/3	DRAWING No.:	REV.:
N.T.S	CAL-01	-

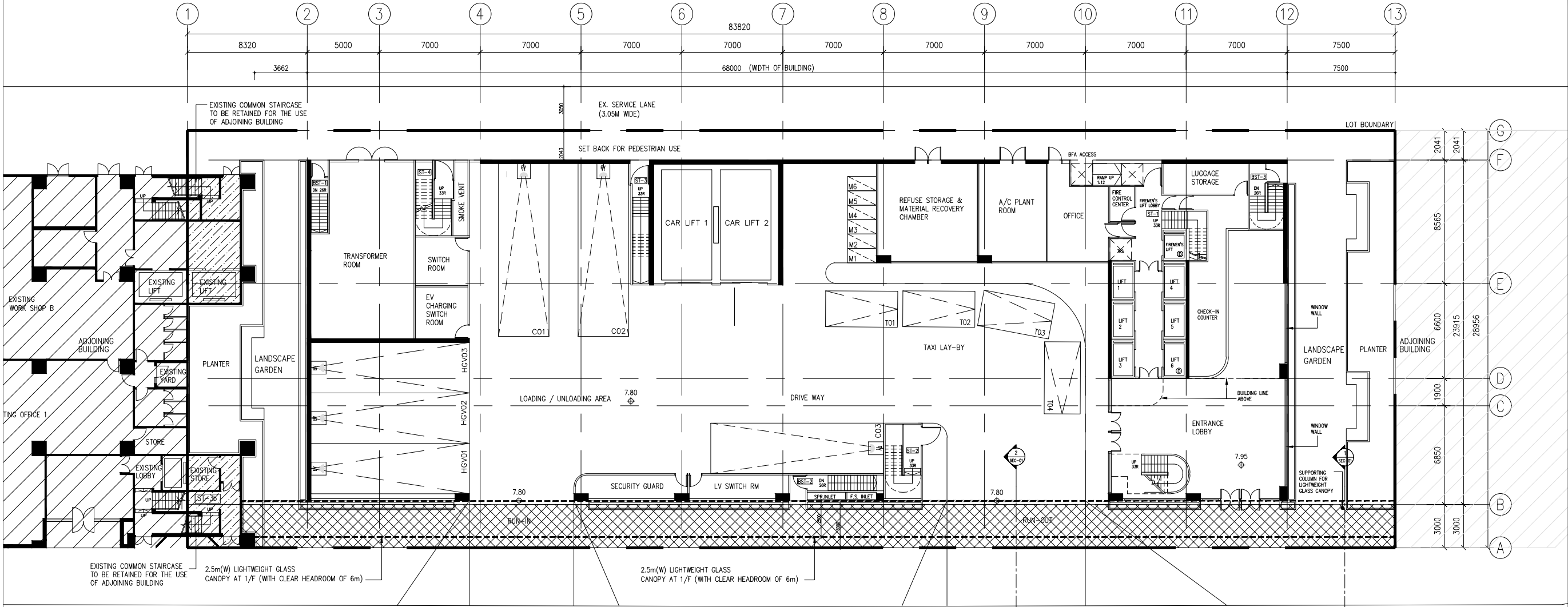


LEGEND:

 SET BACK AREA TO BE DEDICATED FOR USE AS PUBLIC PASSAGE AT GROUND FLOOR LEVEL

BASEMENT FLOOR PLAN

-	DESIGN PROPOSAL	NOV25
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 :	DATE :	APPROVED : JC
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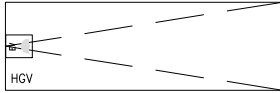
SET BACK AREA TO BE DEDICATED FOR USE AS PUBLIC PASSAGE AT GROUND FLOOR LEVEL



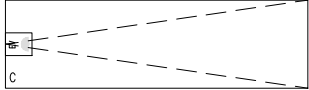
EXISTING COMMON STAIRCASES INCLUDING THE EXISTING STORE WILL BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASE AND THE STORE WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING.

GROUND FLOOR PLAN

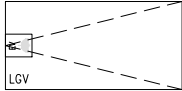
TAI YAU STREET (18.30M WIDE)



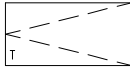
HEAVY GOODS VEHICLES 3.5m x 11m



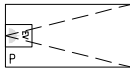
TOUR BUS LAY-BY 3.5m x 12m



LIGHT GOODS VEHICLE 3.5m x 7m



TAXI LAY-BY 2.5m x 5m



PRIVATE CAR 2.5m x 5m



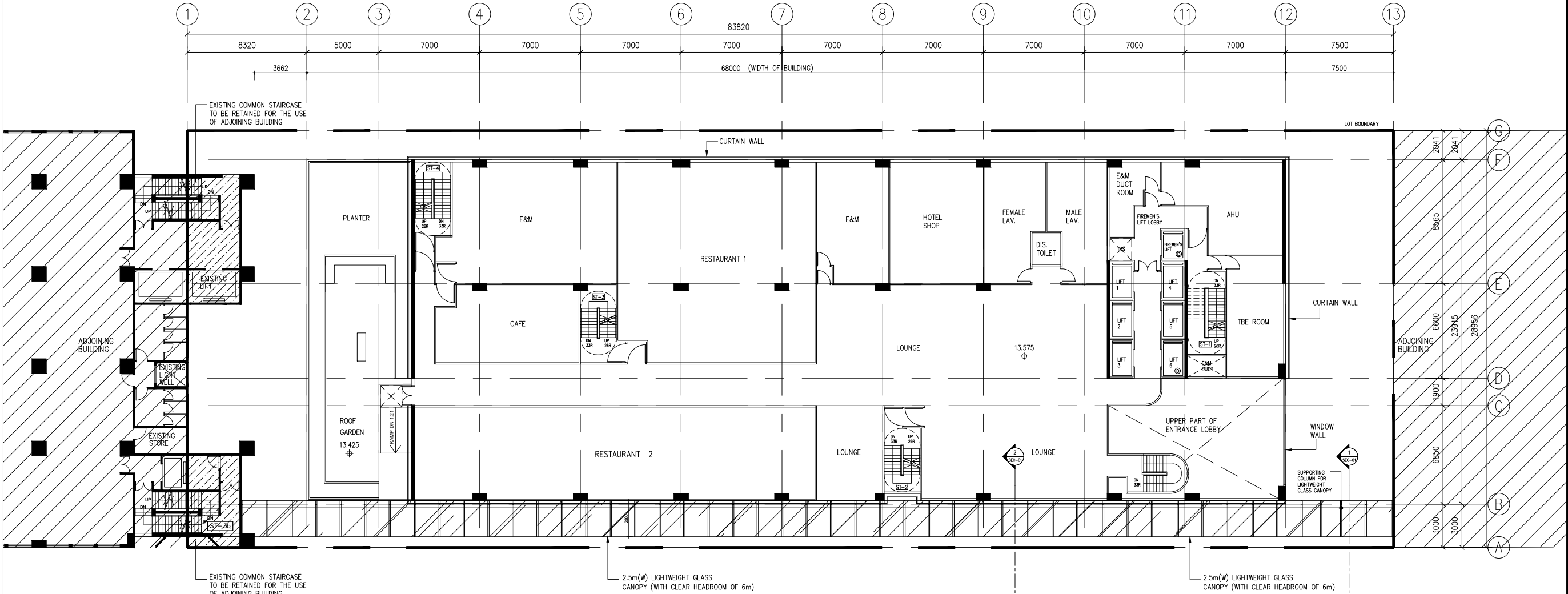
MOTORCYCLE 2m x 1m

CARPARK PROVISION CALCULATION

APPROX. NO. OF ROOMS = 1260

TYPE	ROOM/GFA	RATE	NO. REQUIRED	NO. PROVIDED
PRIVATE CAR	1260 ROOMS	1/100 ROOMS	13	22
	RESTAURANT/CAFE /800 SEAT	1/100 SEATS	8	
TAXI LAY-BY	1260 ROOMS	>600 ROOMS MIN. 4 NOS.	4	4
TOUR BUS LAY-BY	1260 ROOMS	>900 ROOMS MIN. 3 NOS.	3	3
LGV	1260 ROOMS	0.5-1/100 ROOMS	7-13	10
HGV				3
MOTORCYCLE	NOT SPECIFIED	NOT SPECIFIED	NIL	6

-	DESIGN PROPOSAL	NOV25
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
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DRAWING No. : GBP-02		REV. : -

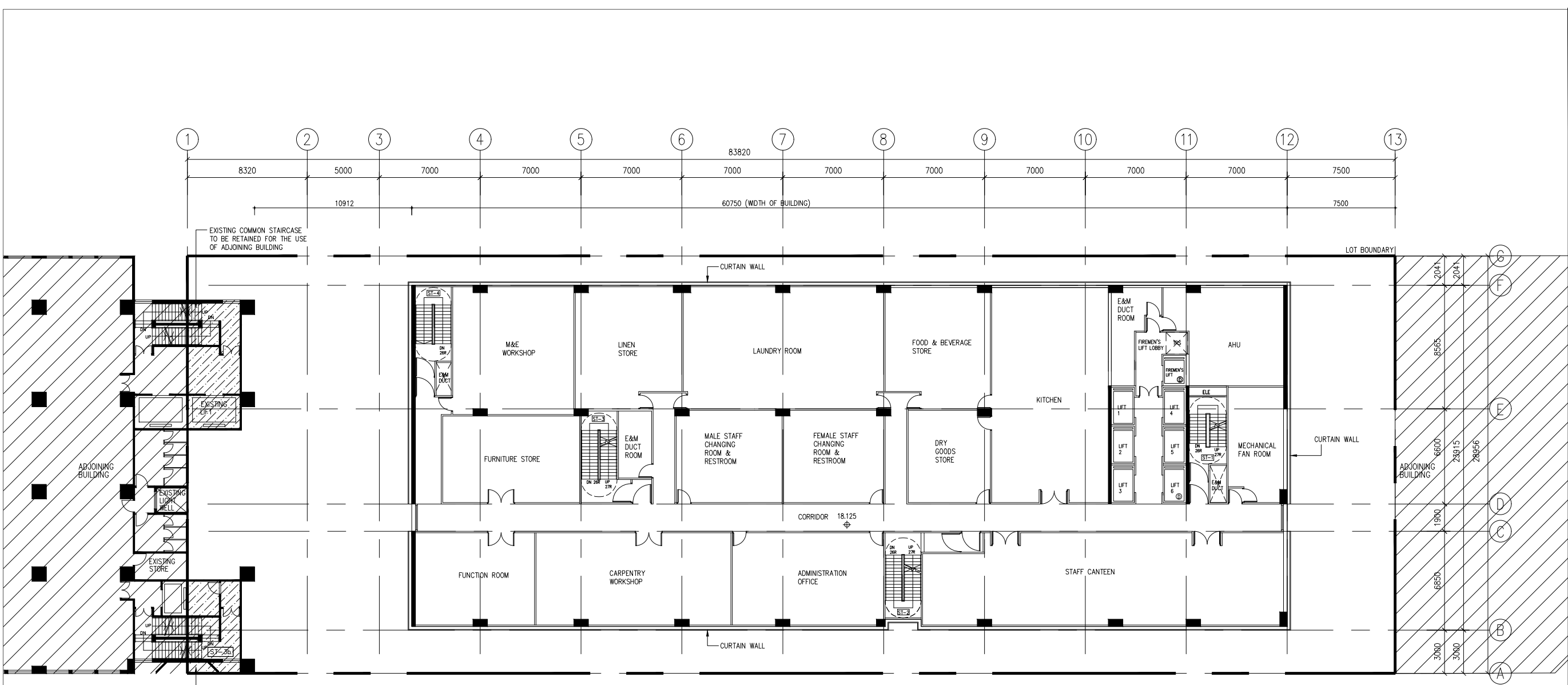


LEGEND:

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

FIRST FLOOR PLAN

-	DESIGN PROPOSAL	NOV25
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. : -
TWO COPY OF THIS DRAWING IS TO BE SUBMITTED TO THE ARCHITECTS FOR REVIEW AND APPROVAL. THE ARCHITECTS WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.		



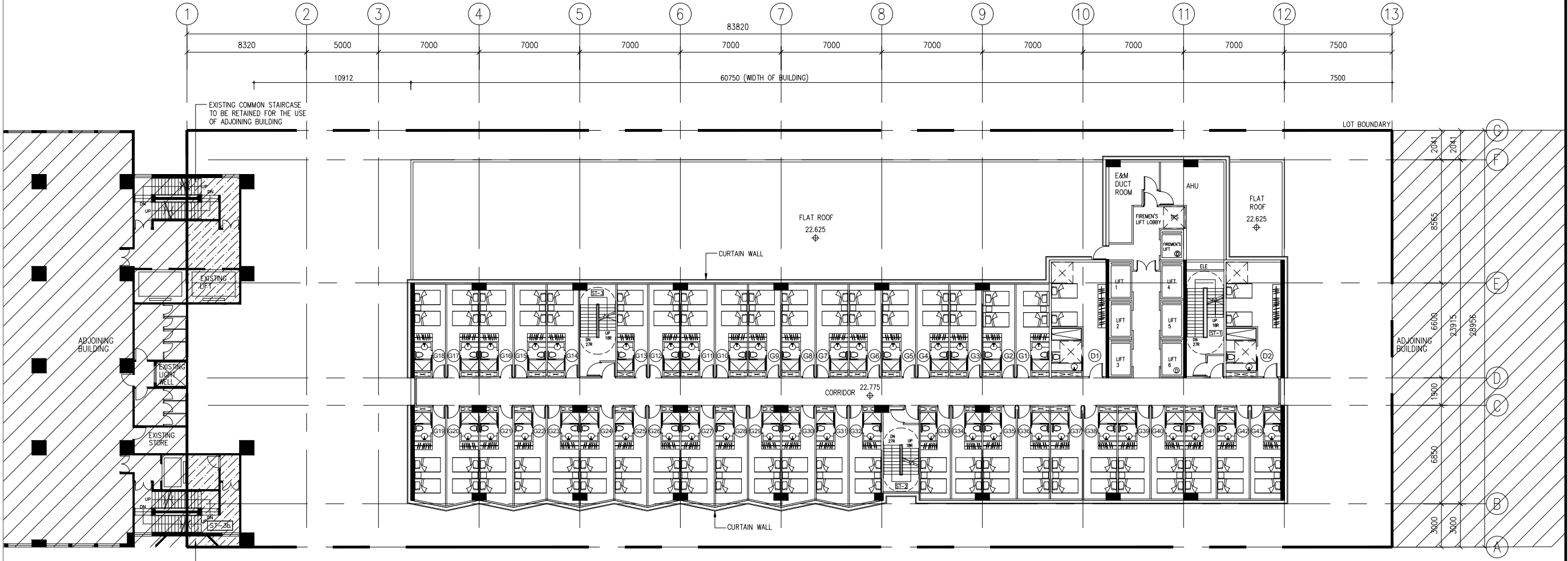
SECOND FLOOR PLAN

LEGEND:



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

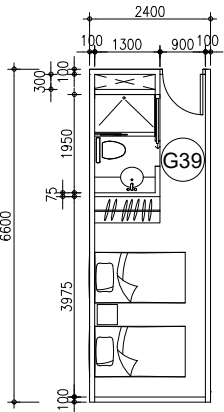
-	DESIGN PROPOSAL	NOV25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
SECOND FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
SCALE AT A3 1:300		DATE :
DRAWING No. : GBP-04		REV. : -
TOWN AND COUNTRY PLANNING DEPARTMENT RECEIVED 14/11/2025 10:00 AM		



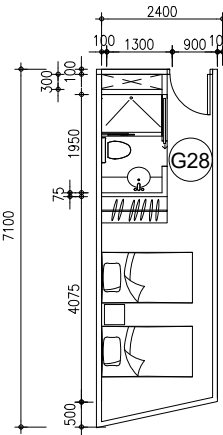
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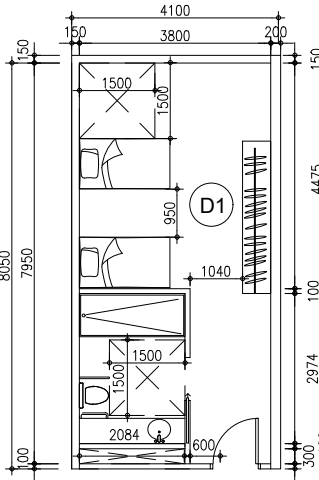
EXISTING COMMON STAIRCASES INCLUDING THE EXISTING STORE WILL BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASE AND THE STORE WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING.



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



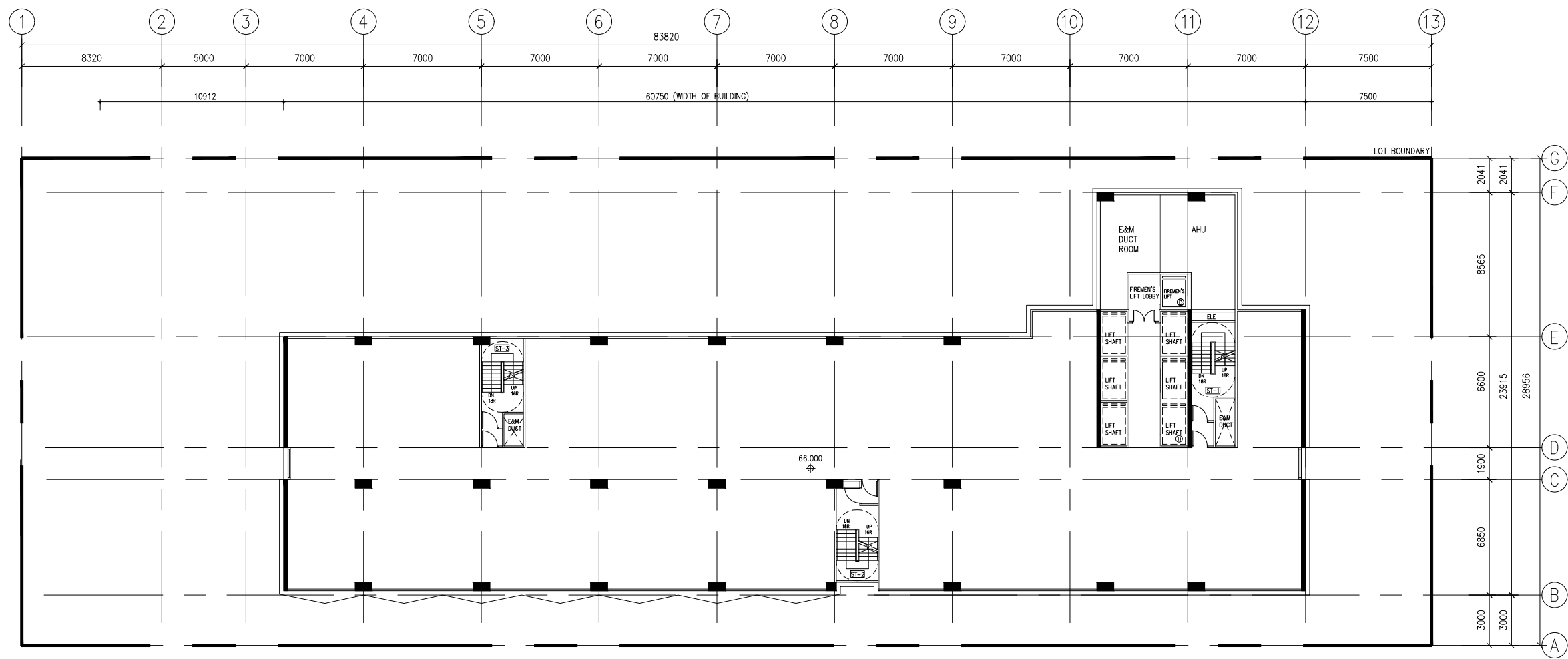
TYPICAL GUEST ROOM LAYOUT 2
UFA=11.472 m2
1:150@A3



TYPICAL DOUBLE BED GUEST ROOM LAYOUT FOR DISABILITY
UFA=20.955 m2
1:150@A3

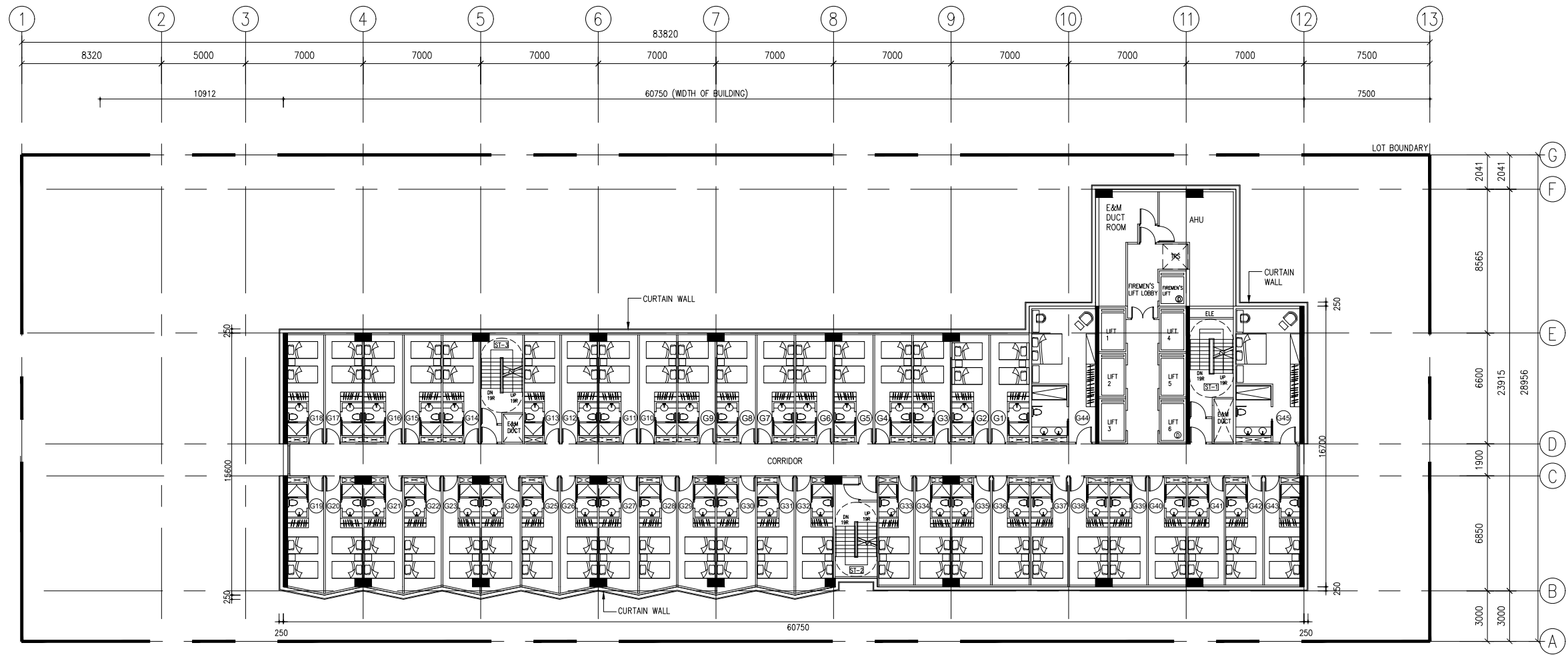
THIRD FLOOR PLAN (GUEST ROOM)

-	DESIGN PROPOSAL	NOV25
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
APPROVED : JC	DATE :	
PRINTED DATE :	DATE :	
SCALE AT A3 1:300	DRAWING No. : GBP-05	REV. : -

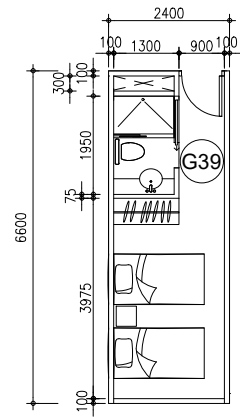


16/F FLOOR PLAN (REFUGE FLOOR)

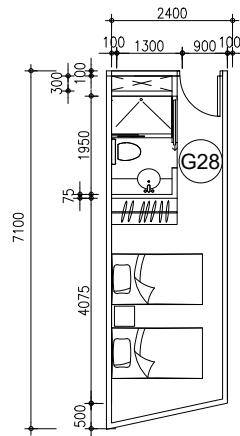
-	DESIGN PROPOSAL	NOV25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
REFUGE FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
APPROVED : JC		DATE :
SCALE AT A3 1:300	DRAWING No. : GBP-07	REV. : -



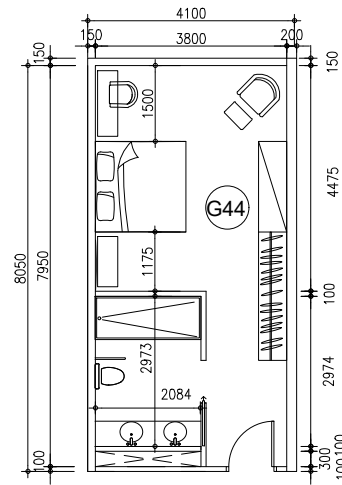
17/F TO 31/F FLOOR PLAN (GUEST ROOM)



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

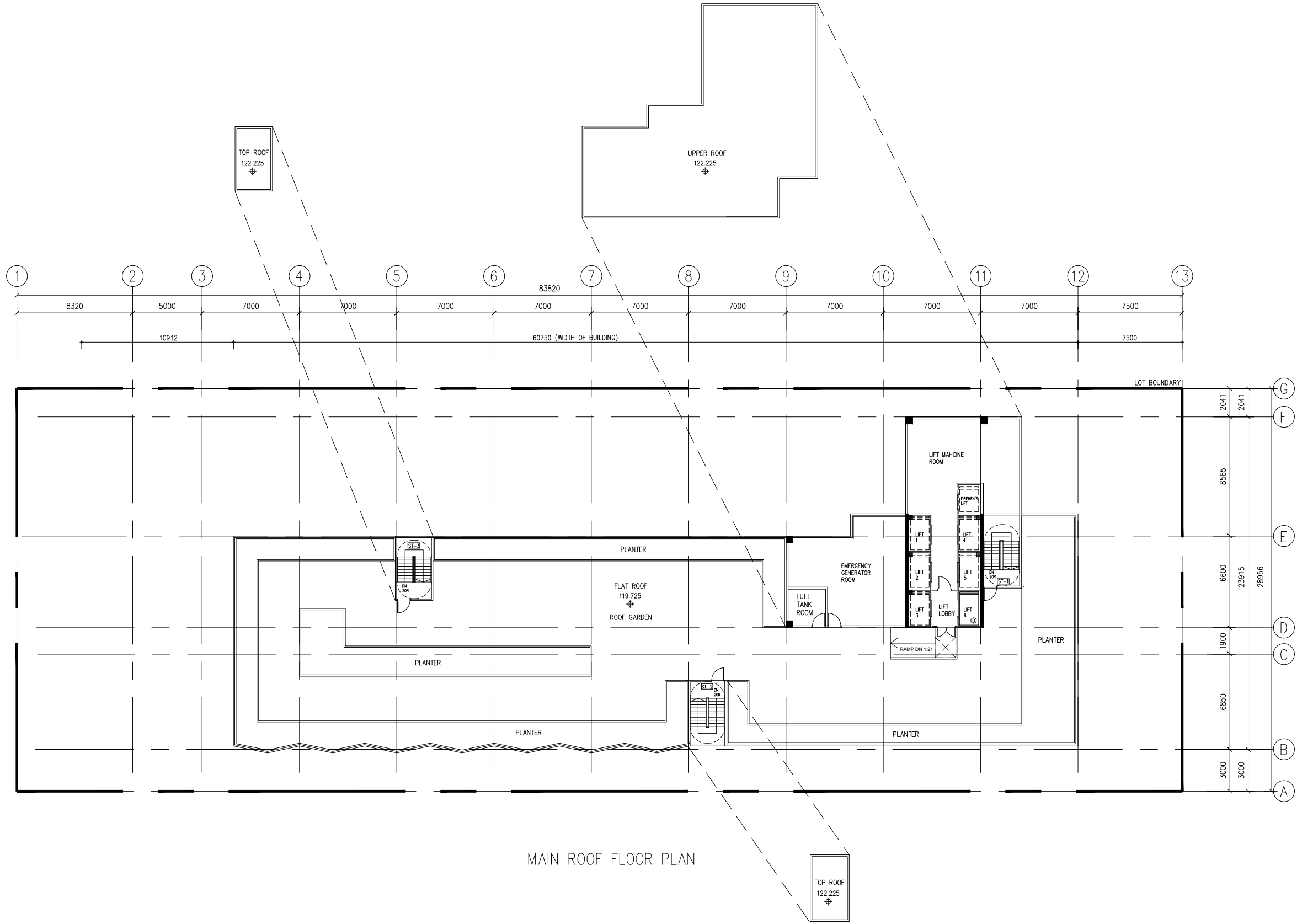


TYPICAL GUEST ROOM LAYOUT 2
UFA=11.472 m2
1:150@A3



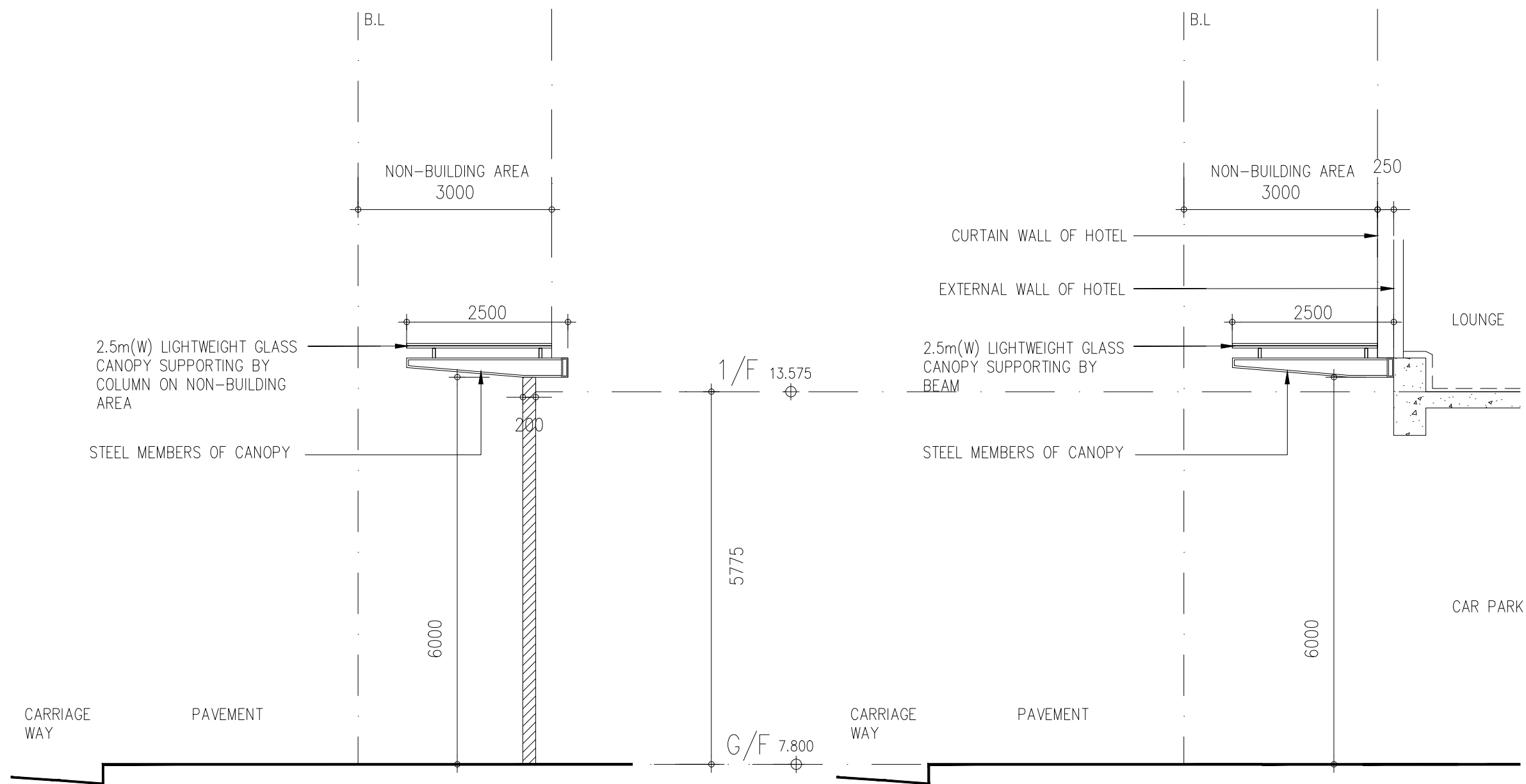
TYPICAL LAYOUT FOR SINGLE BED GUEST ROOM
UFA=20.955 m2
1:150@A3

-	DESIGN PROPOSAL	NOV25
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 :		
16TH TO 30TH 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 :	DATE :	APPROVED : JC
SCALE AT A3 1:300	DRAWING No. : GBP-08	REV : -



MAIN ROOF FLOOR PLAN

-	DESIGN PROPOSAL	NOV25
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 :		
ROOF 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		DATE :
SCALE AT A3 1:300	DRAWING No. : GBP-09	REV. : -



① SECTION "A" FOR 2.5m WIDTH LIGHTWEIGHT GLASS CANOPY SUPPORTED BY COLUMN

② SECTION "B" FOR 2.5m WIDTH LIGHTWEIGHT GLASS CANOPY SUPPORTED BY BEAM

-	DESIGN PROPOSAL	NOV25
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 :		
SECTIONS OF LIGHTWEIGHT CANOPY AT 1/F		
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		DATE :
SCALE AT A3 1:75	DRAWING No. : SEC-01	REV. : -