

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

附件: 1. Form S16-I_p.7,8,9,15 & 16.pdf; 2. Supporting Planning Statement_p.7.pdf; 3. Appendix II_Archi_dwg_20260109.pdf; 4. Appendix III_Landscape Plan_20260109.pdf; 5. Appendix IV_TIA Report_2 pages.pdf

From: Nicole Cheng [REDACTED]
Sent: Friday, January 9, 2026 3:49 PM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]
Subject: RE: Submission of Revised Document of New s.16 Planning Application No. A/K11/249

Dear Sir/Madam,

Further to the application of the above, we would like to submit the revised pages of the followings for your kind processing.

1. Pages 7-9 & 15-16 of Form S16-I
2. Page 7 of supporting planning statement;
3. Full set of Appendix II – Architectural Drawings;
4. Full set of Appendix III – Landscape Plan; and
5. 2 pages of TIA report

Should you have further quires, please feel free to contract the undersigned at [REDACTED].

Best Regards,
Nicole Cheng

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

From: Nicole Cheng [REDACTED]
Sent: Friday, December 19, 2025 3:00 PM
To: 'tpbsubmission@pland.gov.hk' <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]
Subject: RE: Submission of Soft Copy of New s.16 Planning Application No. A/K11/249

Dear Sir/Madam,

Please be informed that the soft copy submission of the captioned has been uploaded to the link provided for processing.

Best Regards,
Nicole Cheng

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

C&L architects & surveyors limited

朱倫建築師測量師有限公司

From: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Sent: Friday, December 19, 2025 9:52 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Submission of Soft Copy of New s.16 Planning Application No. A/K11/249

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application [*See attachment "2502767.pdf"*] to the Town Planning Board Secretariat (the Secretariat). For meeting the submission requirement, please upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on "Application for Permission under Section 16/16A/12A of the Town Planning Ordinance" (Guidance Notes) (https://www.tpb.gov.hk/en/plan_application/apply.html) to complete the submission:

https://fespld.pland.gov.hk/FsShare?key=A_K11_249

Please ensure that the soft copy of the documents to be uploaded should be the same as the submitted hard copy, and no personal data (except names) should be included in the supplementary information of your submission (including plans, drawings, planning statement, technical assessments, etc.). Under no circumstances will the Secretariat accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Secretariat will not process the application until you have submitted the soft copy via the link above and notified the Secretariat of the submission by replying this email by **2.1.2026**. The date of receipt of application will be the date when the Secretariat receives all necessary information and documents. If the submission of soft copy and the notification are not completed by **2.1.2026**, without further notice, the Secretariat will take that you do not wish to continue the application. The submitted hard copies will be returned to you. For how to upload the documents, you may refer to the **Annex** and also the Guidance Notes for details.

[*See attachment "Annex (附件).pdf"*]

Any subsequent soft copy submissions for the above application, including further information and review application under s.17 of the Town Planning Ordinance, must be made via the Secretariat's Electronic Planning Application Submission System (EPASS) (<https://eservices2.tpb.gov.hk/epass/>) or the above link. For submission via the above link, it must be followed by notification to the Secretariat of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, the Secretariat may refuse to consider the submission. Under no circumstances will the Secretariat accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Should you have any enquiries on this application, please contact the Secretariat by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

Disclaimer:

This email message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you receive this message but are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. Please erase/shred all copies of the message (including attachments) and notify the Secretariat of the Town Planning Board immediately.

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☒ Others (please specify) MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION AT TAI YAU STREET
其他 (請註明) TO RETAIN THE COMMON STAIRCASE SERVING THE ADJOINING BUILDING

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

PROPOSED HOTEL AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION
擬建酒店及放寬非建築區域的限制

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	29,111.334	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	12.000		☒ About 約
Proposed site coverage 擬議上蓋面積	BELOW 15m: 76.665%, ABOVE 15m: 43.958 %		☒ About 約
Proposed no. of blocks 擬議座數	1		
Proposed no. of storeys of each block 每座建築物的擬議層數	33	storeys 層	
	☒ include 包括	1 storeys of basements 層地庫	
	☐ exclude 不包括	1 storey of refuge floor	
		storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	119.725	mPD 米(主水平基準上)	☒ About 約
		m 米	☐ About 約

☐ 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		
	<u>GFA 總樓面面積</u>	
☐ eating place 食肆	 sq. m 平方米	□About 約
☒ hotel 酒店	29,111.334 sq. m 平方米	☒ About 約
	(please specify the number of rooms 請註明房間數目)	
☐ 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 政府、機構或社區設施	(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)	
		
		
		
☐ 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, LAY-BY 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 AT 16/F) 客房(防火層於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		
.....		
.....		
.....		
.....		

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**擬議發展計劃的行人通道安排**

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 <u>6</u> 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) _____ _____ _____
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 (lay-by) <u>4</u> Coach Spaces 旅遊巴車位 (lay-by) <u>3</u> Light Goods Vehicle Spaces 輕型貨車車位 (loading / unloading) <u>10</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 (loading / unloading) <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)
		33 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 43.958 % ☒ About 約	
(v) No. of units 單位數目	1,260 HOTEL GUEST ROOMS 酒店客房	
(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	28
	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 6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	20
	Taxi Spaces 的士車位 (lay-by) Coach Spaces 旅遊巴車位 (lay-by) Light Goods Vehicle Spaces 輕型貨車車位 (loading/unloading) Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 (loading/unloading) Others (Please Specify) 其他 (請列明) _____ _____	4 3 10 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		

4.2 The Proposed Plot Ratio

- 4.2.1 As mentioned in paragraph 4.1.1, the building will be set back 3m from its site boundary abutting Tai Yau Street. The set back area will be dedicated to the public for passage purposes. The Applicants do not intend to claim for bonus plot ratio arising from the dedication at this stage. Therefore, the proposed plot ratio is not exceeding 12.

4.3 Internal Transport Facilities

- 4.3.1 Three loading/unloading spaces for heavy goods vehicles, 4 taxi lay-bys and 3 coach lay-bys are provided on the Ground Floor. Ten spaces for loading/unloading spaces for light goods vehicle and 22 private car parking spaces are provided on the basement floor. The parking provision complies with the requirement stipulated in the Hong Kong Planning Standards and Guidelines (“HKPSG”). Table III below shows the parking provision required under the HKPSG and the proposed parking provision.

Table III

Parking, Lay-by & Loading/Unloading	Required under HKPSG	Proposed Provision
Heavy Goods and Light Goods Vehicles (loading / unloading)	13 Spaces	3 Heavy Goods Vehicles and 10 Light Goods Vehicles
Private Car	20 Spaces	22 Spaces including 1 Disabled
Motor Cycle	Not Specified	6
Taxi (lay-by)	4	4
Coach (lay-by)	3	3

4.4 Landscape Proposal

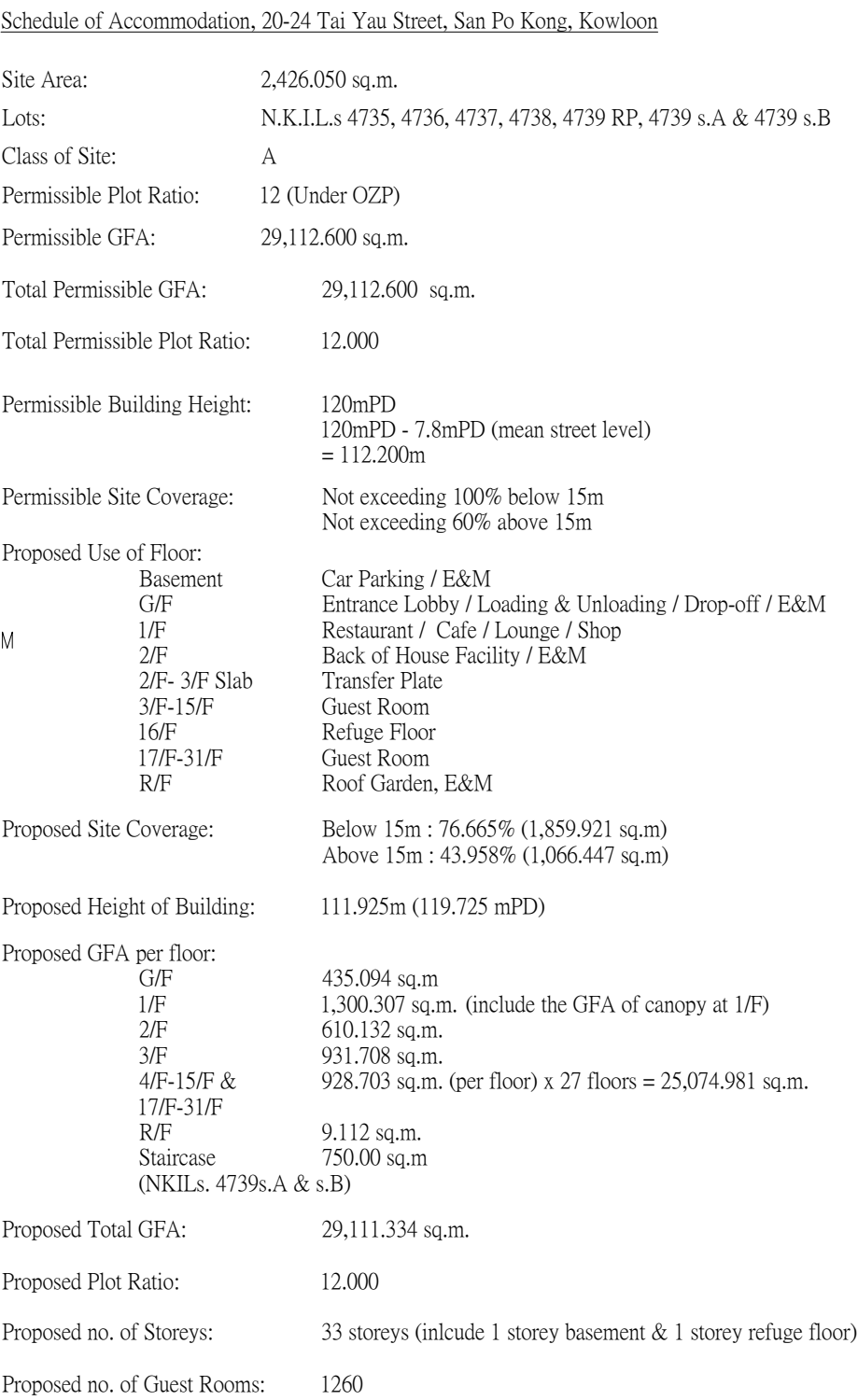
- 4.4.1 The set back area at the ground floor would be landscaped and provided with a canopy to protect the pedestrian from the weather and enhance the walkability and pedestrian environment along Tai Yau Street. Landscaping work with the provision of suitable plants would also be carried out on the flat roof and roof of the building so as to enhance the surrounding environment. A copy of the Landscaping Plan is annexed at Appendix III.

5 PLANNING JUSTIFICATIONS

5.1 The Proposed Hotel Use is in line with the Planning Intention

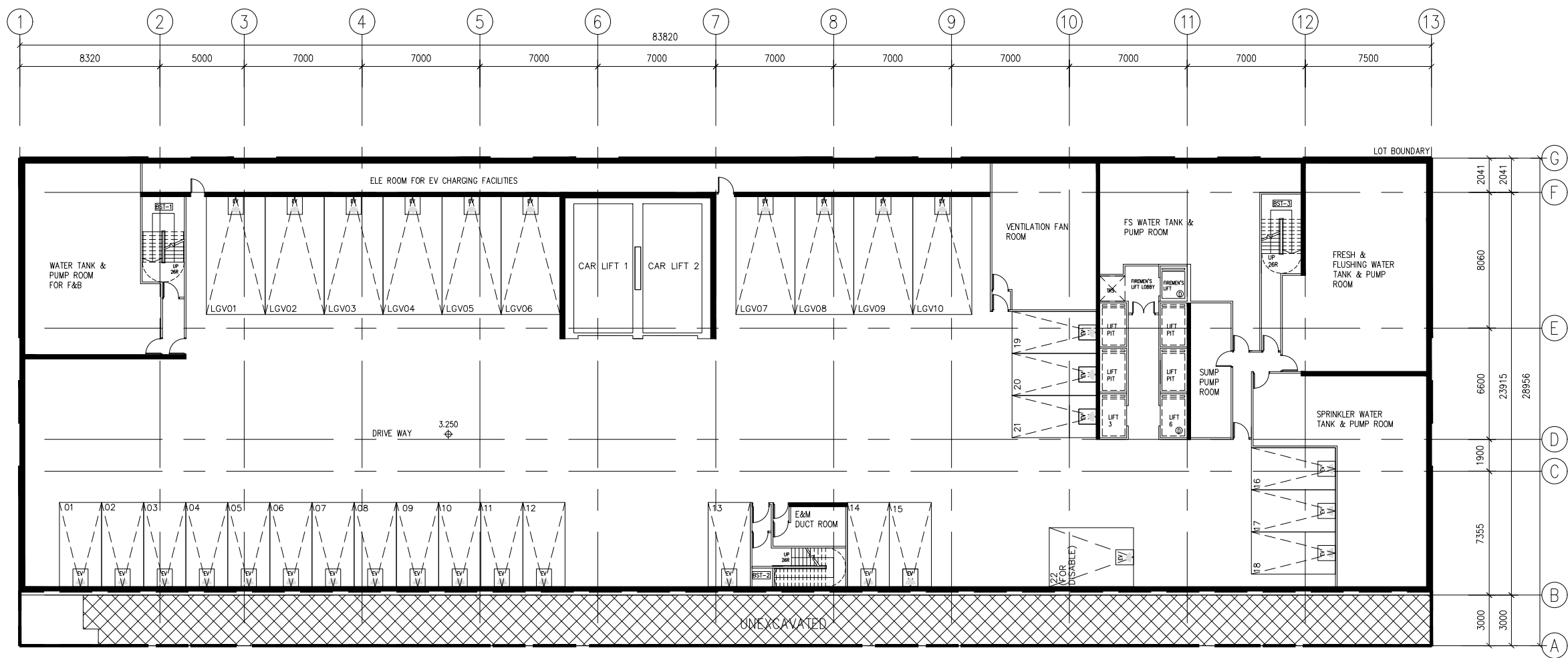
- 5.1.1 The Application Site is zoned for “OU(B)” use in the OZP and according to the Notes attached thereto, the planning intention of this zone is intended primarily for general business uses. The proposed hotel development complies with the planning intention.

Appendix II Architectural Drawings



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

-	REVISION	JAN26
-	DESIGN PROPOSAL	NOV25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4736, 4738, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
SCHEDULE OF ACCOMMODATION		
AUTHORIZED PERSON :		
 C & L architects & surveyors ltd 朱 倫 達 策 劃 測 量 建 議 有 限 公 司		
JOB No. : AAS58		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
PRINTED DATE :		APPROVED : JC
DATE :		REVIEW :
SCALE AT A3 N.T.S		DRAWING No. : CAL-01
		A
DRAWING NO. : AAS58		

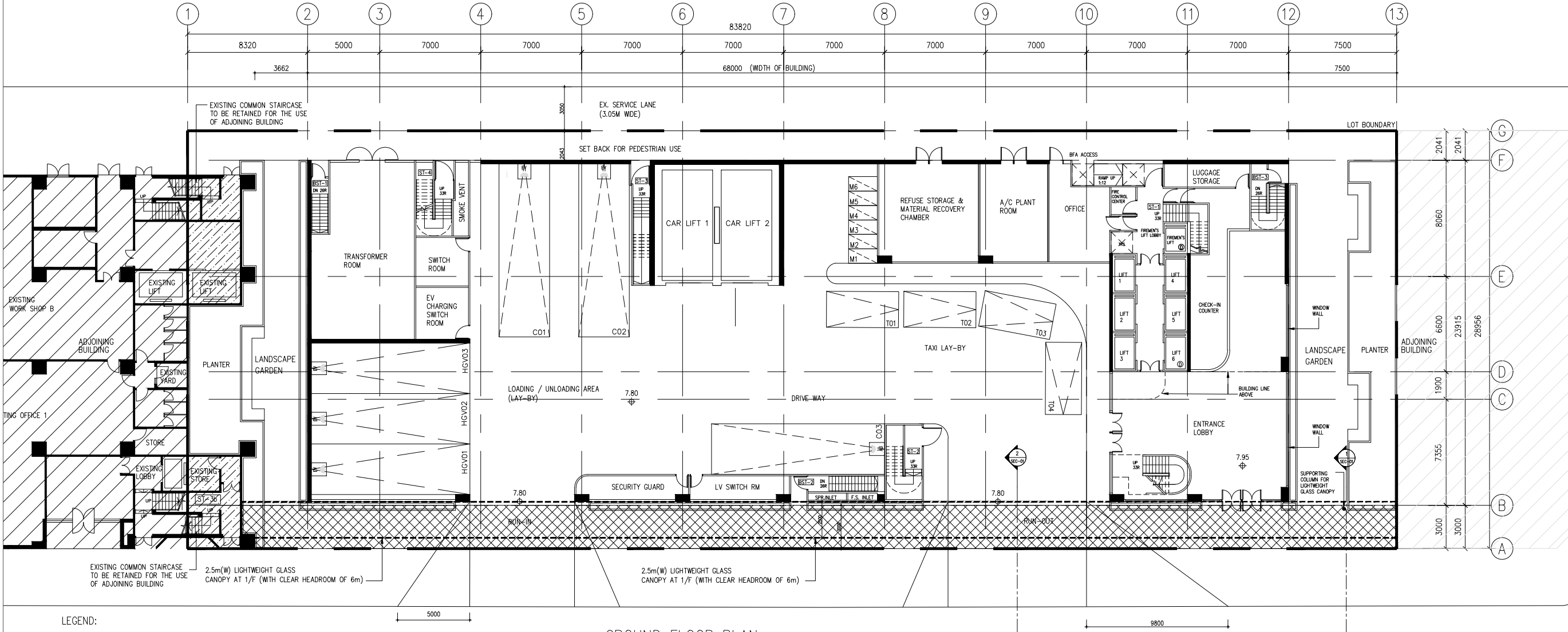


LEGEND:

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

BASEMENT FLOOR PLAN

-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'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 : A
TODAY'S DATE: 2025/11/25		



LEGEND:

PLANTER BOX



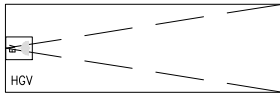
SET BACK AREA TO BE DEDICATED FOR USE AS PUBLIC PASSAGE AT GROUND FLOOR LEVEL



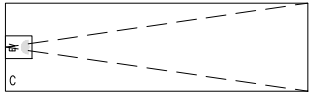
EXISTING COMMON STAIRCASES INCLUDING THE EXISTING STORE WILL BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASE AND THE STORE WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT OF THE ADJOINING BUILDING.

GROUND FLOOR PLAN

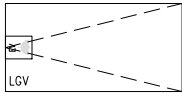
TAI YAU STREET (18.30M WIDE)



HEAVY GOODS VEHICLES (HGV) 3.5m x 11m (LOADING/UNLOADING)



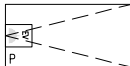
COACH 3.5m x 12m (LAY-BY)



LIGHT GOODS VEHICLE (LGV) 3.5m x 7m (LOADING/UNLOADING)



TAXI 2.5m x 5m (LAY-BY)



PRIVATE CAR 2.5m x 5m (PARKING SPACE)



MOTORCYCLE 2m x 1m (PARKING SPACE)

CAR PARKING PROVISION CALCULATION

APPROX. NO. OF ROOMS = 1260

TYPE	ROOM/GFA	RATE	NO. REQUIRED	NO. PROVIDED
PRIVATE CAR (PARKING SPACE)	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
COACH (LAY-BY)	1260 ROOMS	>900 ROOMS MIN. 3 NOS.	3	3
LGV HGV (LOADING/UNLOADING)	1260 ROOMS	0.5-1/100 ROOMS	7-13	10 3
MOTORCYCLE (PARKING SPACE)	NOT SPECIFIED	NOT SPECIFIED	NIL	6

-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'25
REV.	DESCRIPTION	DATE

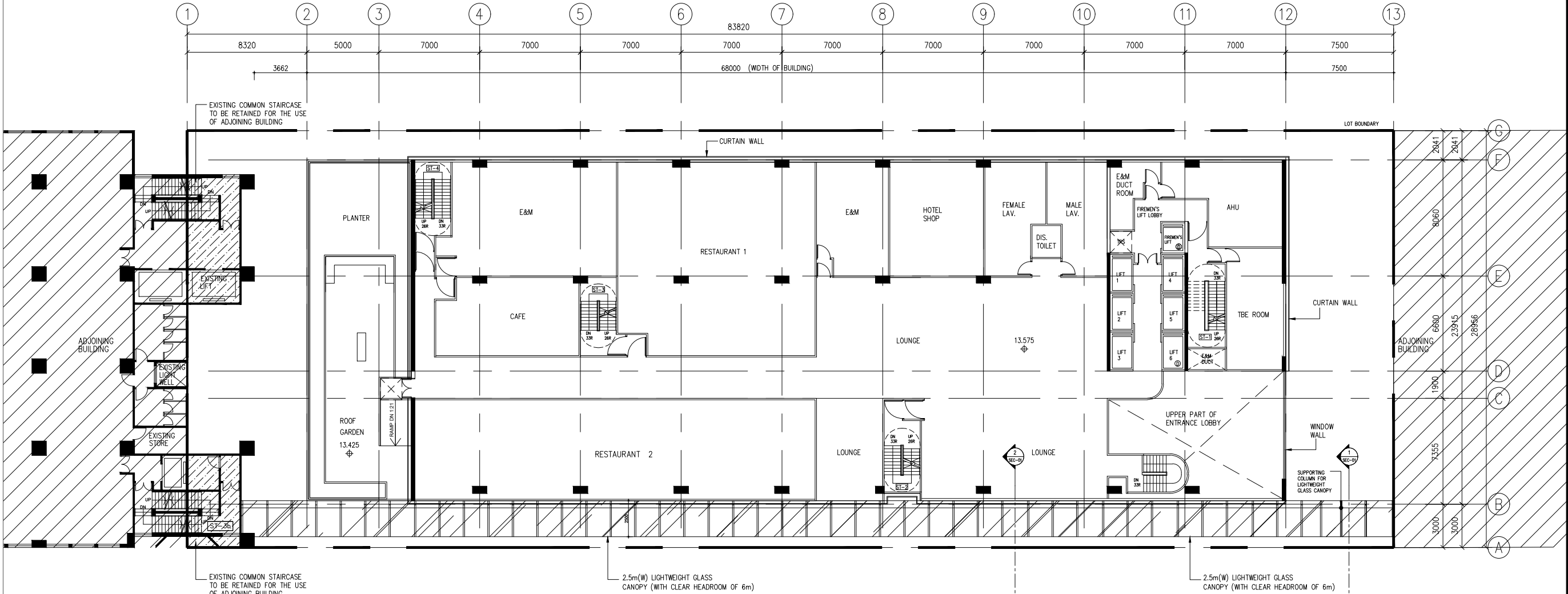
PROJECT :
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET
SAN PO KONG, KOWLOON, N.K.I.L.s
4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B

DRAWING TITLE :
GROUND FLOOR PLAN

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

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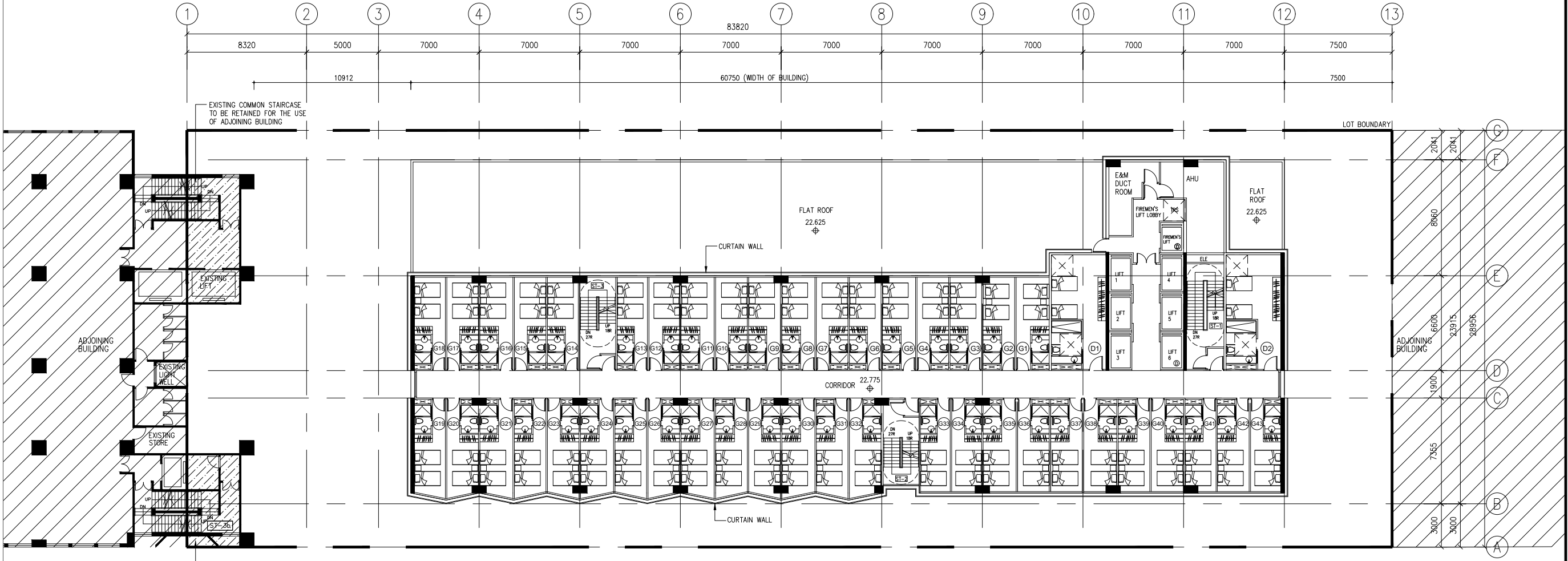
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- EXISTING COMMON STAIRCASES INCLUDING THE EXISTING STORE WILL BE RETAINED FOR THE USE OF ADJOINING BUILDING TO ENSURE IT COMPLIES WITH THE BUILDING ORDINANCE & REGULATIONS. THE STAIRCASE AND THE STORE WILL ONLY BE DEMOLISHED AFTER THE REDEVELOPMENT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

FIRST FLOOR PLAN

-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'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		
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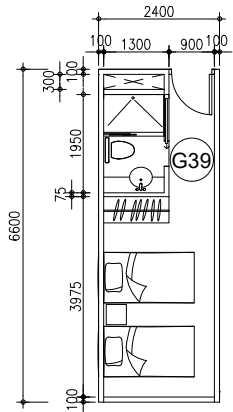
CONSULTANCY ON ZONE PROJECTS AND ALTERATION AND ADDITION WORK: 4458 254TH AVE STREET, R.L. CUSKIE HOTEL, REBIBBISON, CA 95010, DUSTAN VALLEY, RE: 4458 254TH AVE. AND 10



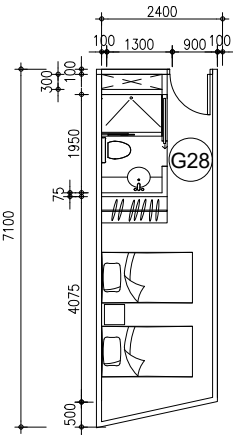
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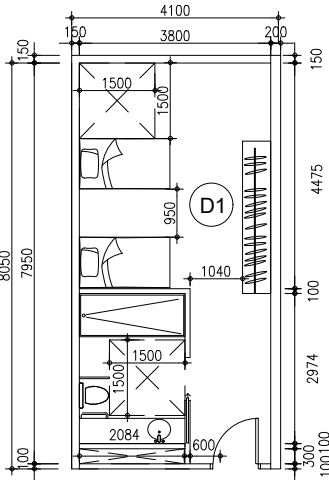
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TYPICAL GUEST ROOM LAYOUT 1
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1:150@A3



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

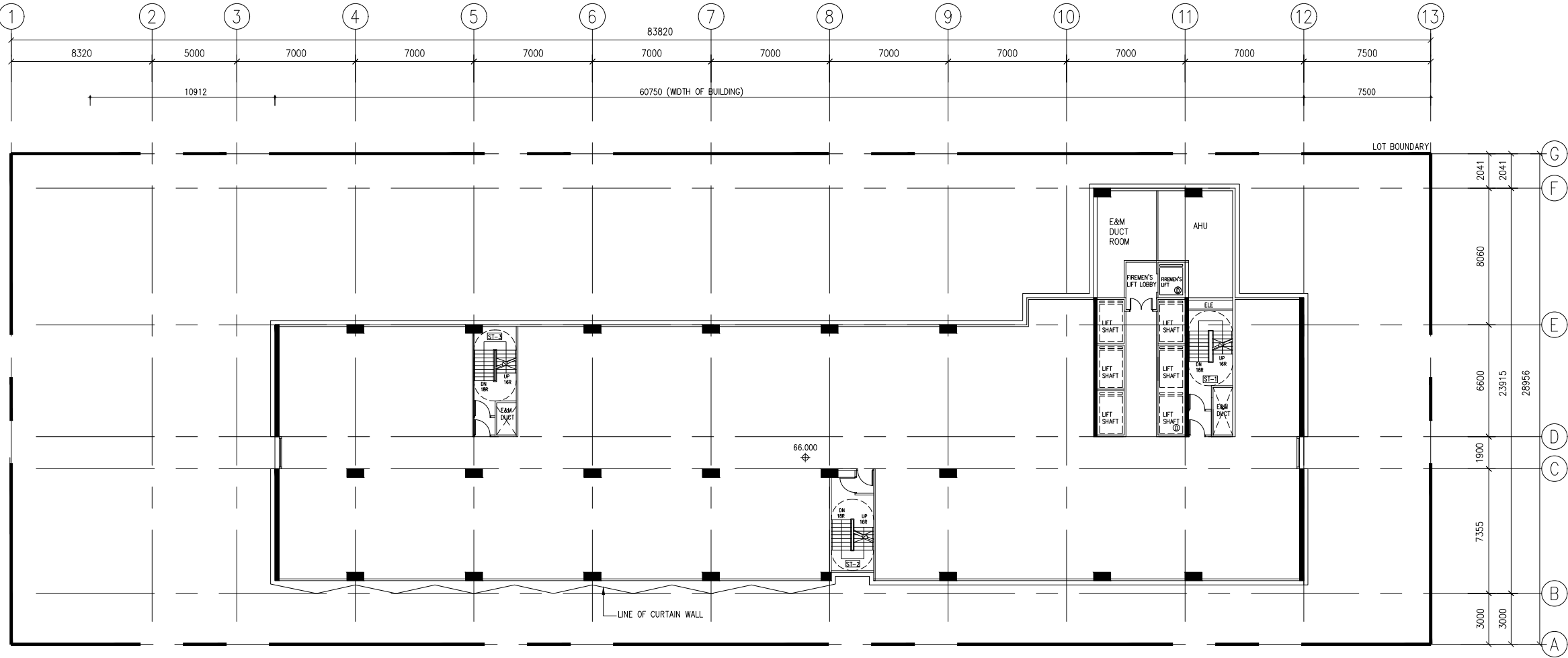


TYPICAL DOUBLE BED GUEST ROOM LAYOUT FOR DISABILITY
UFA=20.955 m2
1:150@A3

THIRD FLOOR PLAN (GUEST ROOM)

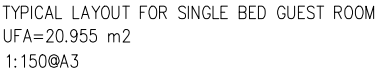
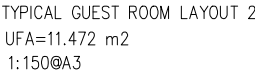
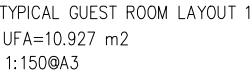
-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'25
REV.	DESCRIPTION	DATE
PROJECT :		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE :		
THIRD FLOOR PLAN		
AUTHORIZED PERSON :		
C&L architects & surveyors ltd 朱倫建築師測量師有限公司		
JOB No. : AA598		
DESIGNED : RL	DRAWN : NC	CHECKED : RL
APPROVED : JC	DATE :	
PRINTED DATE :	REV:	
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CONSULTANCY IN DESIGN PROJECTS: AALERTON AND ADDITION WORKS: 25-26 THY STREET, RUNCORN, CHeshire, ENGLAND. © 2010. SUSTAINABLE LIFE ARCHITECTS, LLP AND INC.

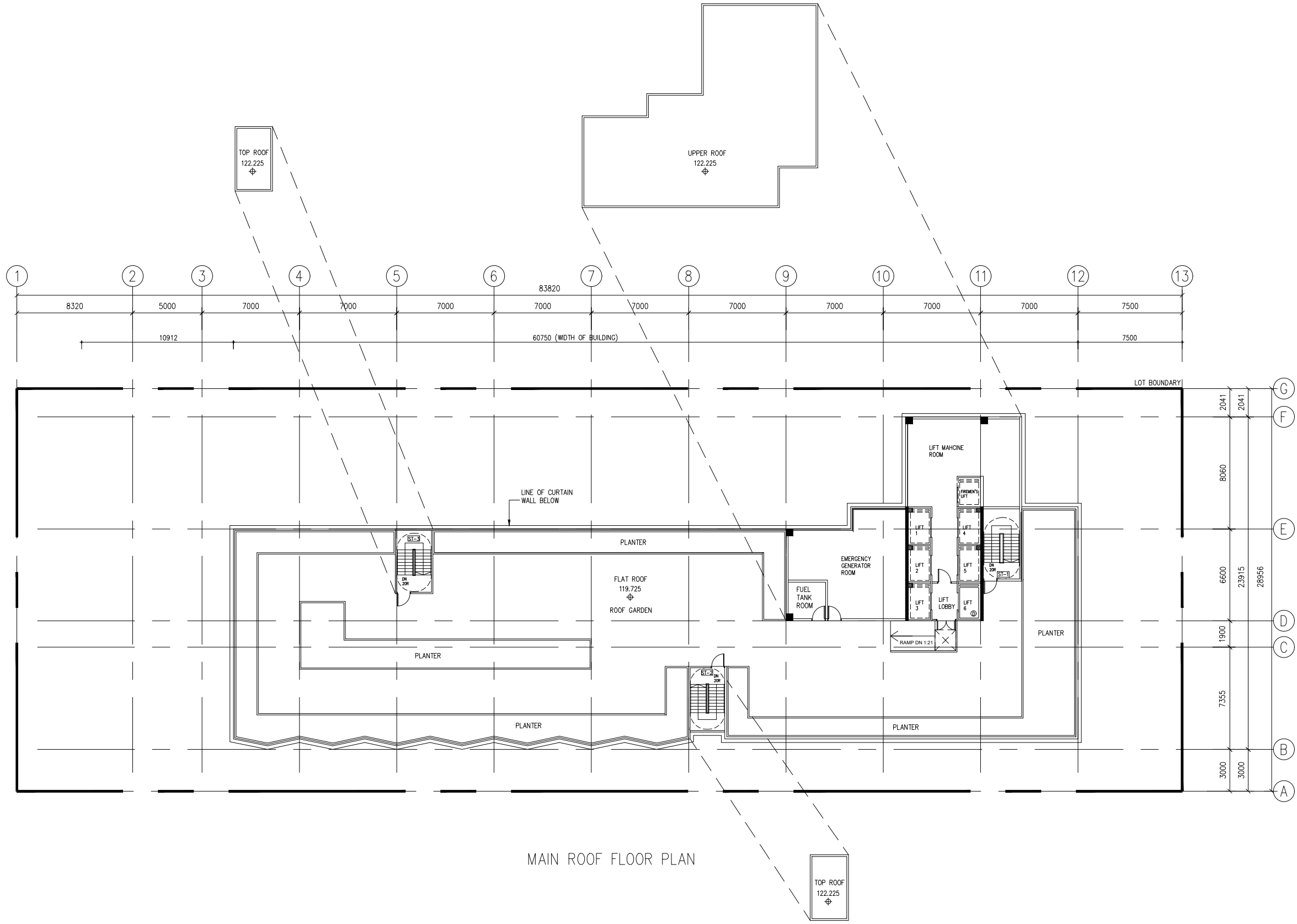


16/F FLOOR PLAN (REFUGE FLOOR)

-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'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 :		
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
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SCALE AT A3 1:300	DRAWING No. : GBP-07	A
TWO NO. 100g PRINTING INFORMATION PRESENTED IN THE BLOCKS OF DESIGN DOCUMENTS, WITH VALUE ADDED IN PRINTING		



CONSULTANCY ON JUNG PROJECT SAKA LEH ON ROAD ADDITION WORKS AASHI ZIN H YU SHEET PL.03/04 HOTEL RECONSTRUCTION WORKS LUPAN VALLEY AASHI ZIN H YU SHEET PL.04/04



MAIN ROOF FLOOR PLAN

-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'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 :
 ROOF FLOOR PLAN

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

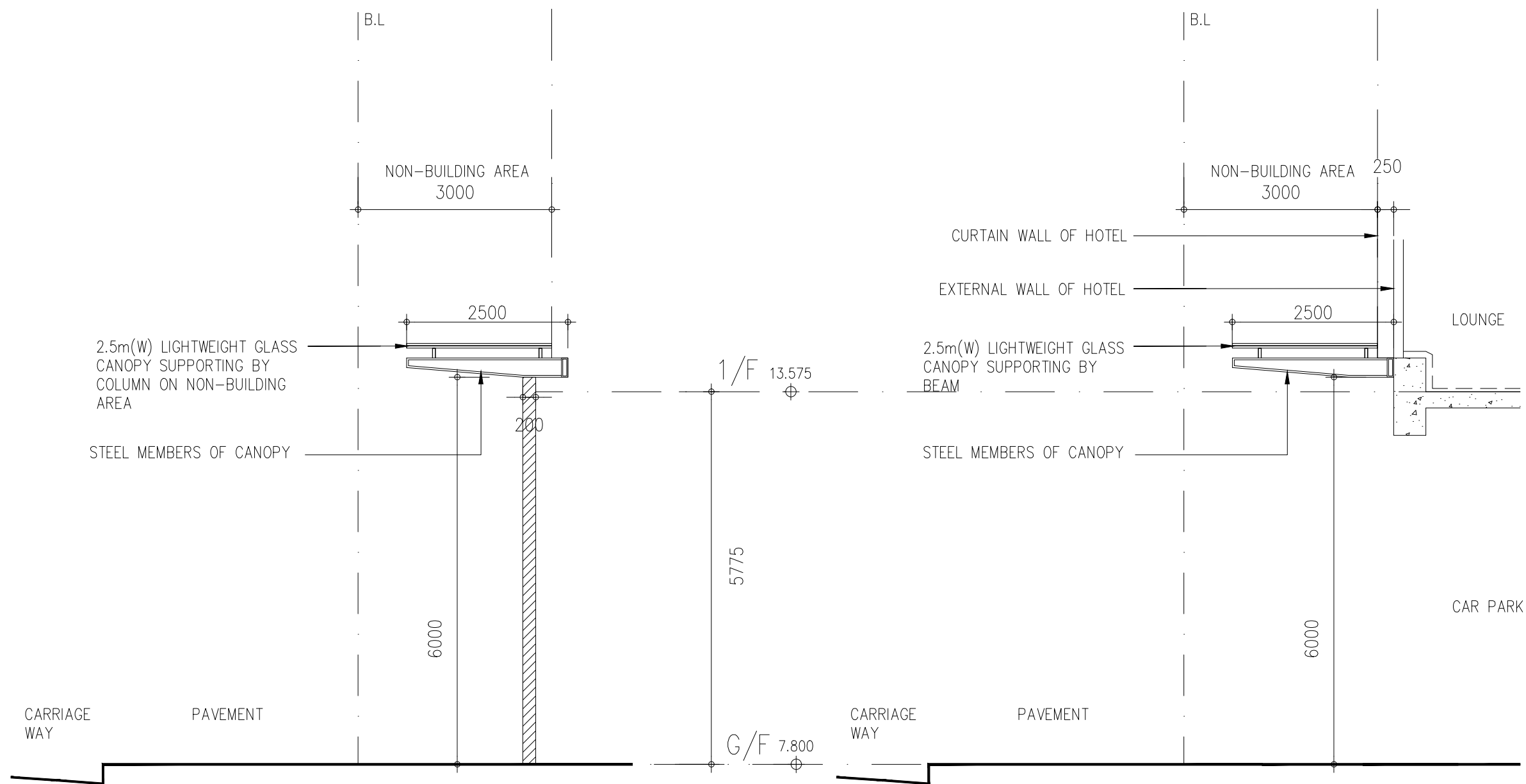
JOB No. : AA598

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PRINTED DATE : DATE :

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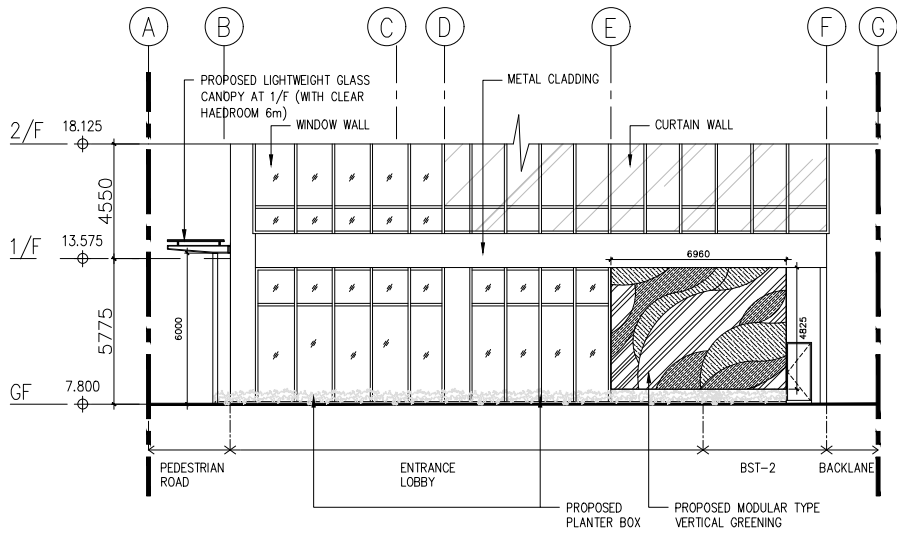


① SECTION "A" FOR 2.5m WIDTH LIGHTWEIGHT GLASS CANOPY SUPPORTED BY COLUMN

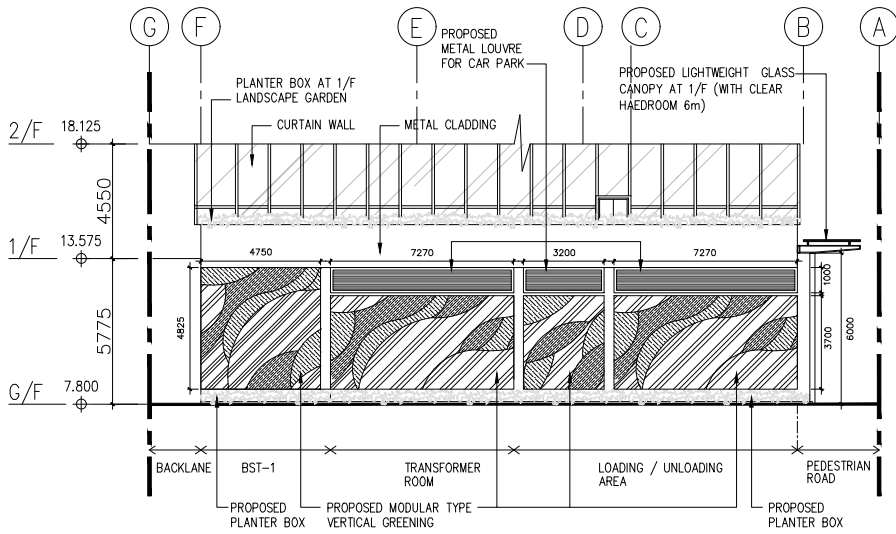
② SECTION "B" FOR 2.5m WIDTH LIGHTWEIGHT GLASS CANOPY SUPPORTED BY BEAM

-	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. : -

Appendix III Landscaping Plan



① PART ELEVATION "B" FACING ADJOINING BUILDING



② PART ELEVATION "D" FACING ADJOINING BUILDING

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 TOTAL PLANTER BOX AREA ON ELEVATION "B" = 70.412 sq.m.

PROPOSED TOTAL VERTICAL GREENERY ON ELEVATION "B" = 33.582 sq.m.

PROPOSE TO TOTAL PLANTER BOX AREA ON ELEVATION "D" = 68.794 sq.m.

PROPOSED TOTAL VERTICAL GREENERY ON ELEVATION "D" = 111.058 sq.m.

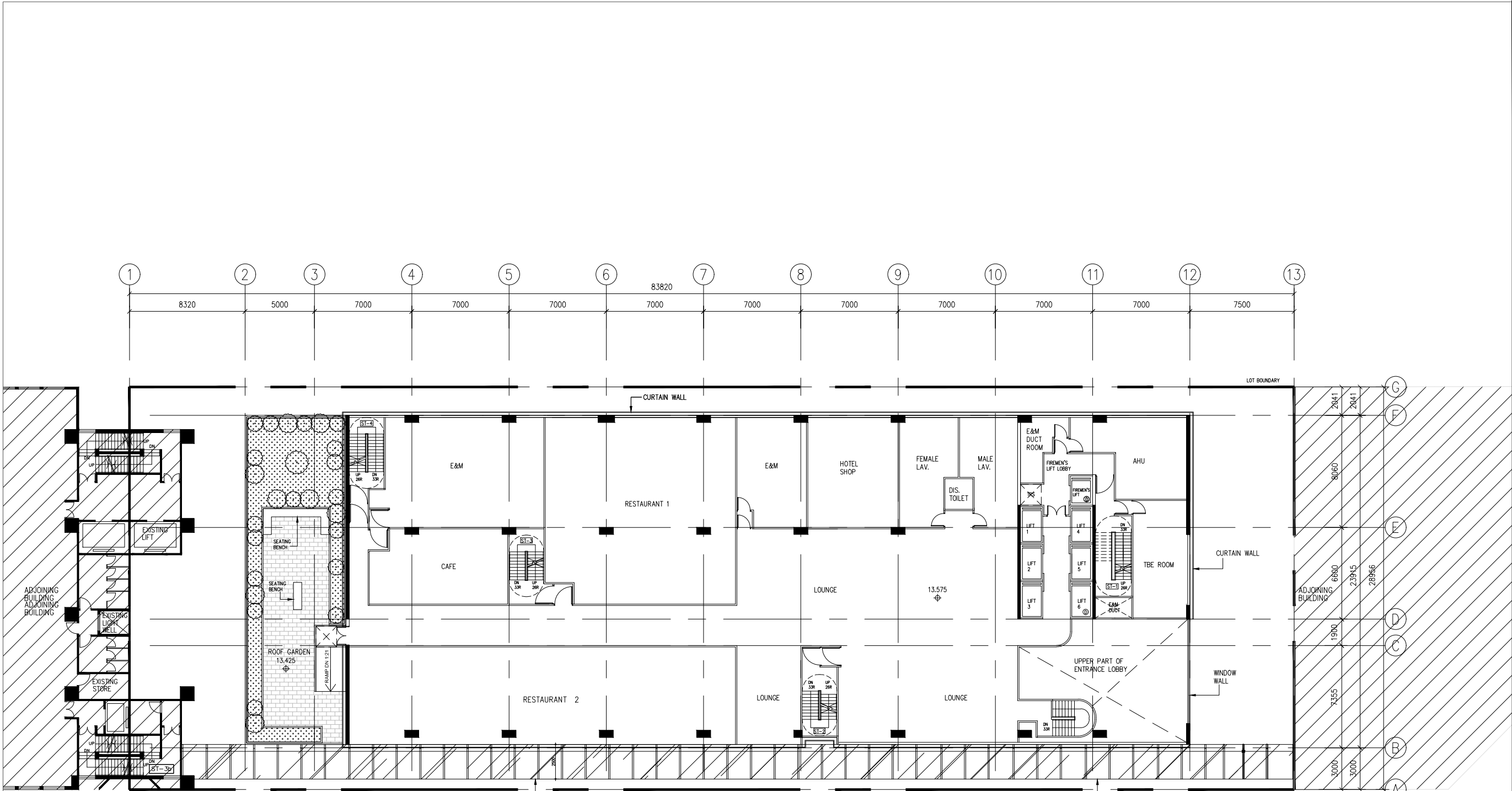
-	REVISION	JAN'26
-	DESIGN PROPOSAL	NOV'25
REV.	DESCRIPTION	DATE

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 :
PART ELEVATION "B" AND PART ELEVATION "D"
FACING ADJOINING BUILDING

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
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SCALE AT A3 1:300	DRAWING No. : LP-02		REV: A



LEGEND:

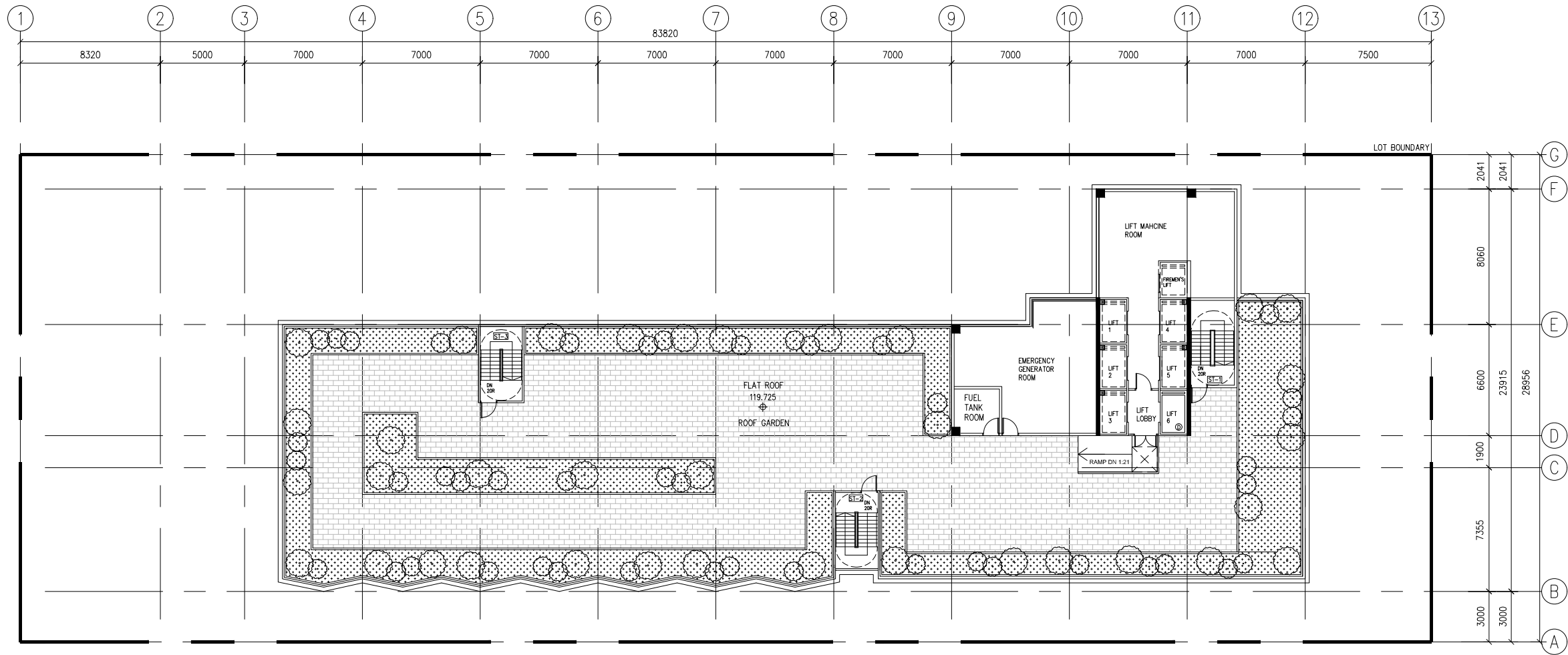
- SITE BOUNDARY
- TALL SHRUBS / SHAPED PLANT
- PLANTER BOX WITH FLOWERING SHRUBS & GROUND COVERS (SOFT LANDSCAPE)
- STONE PAVED WALKWAY (HARD LANDSCAPE)
- MODULAR VERTICAL GREENING

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.

-	REVISION	JAN'26
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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		
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
APPROVED : JC		DATE :
PRINTED DATE :		REV:
SCALE AT A3 1:300	DRAWING No. : LP-03	A



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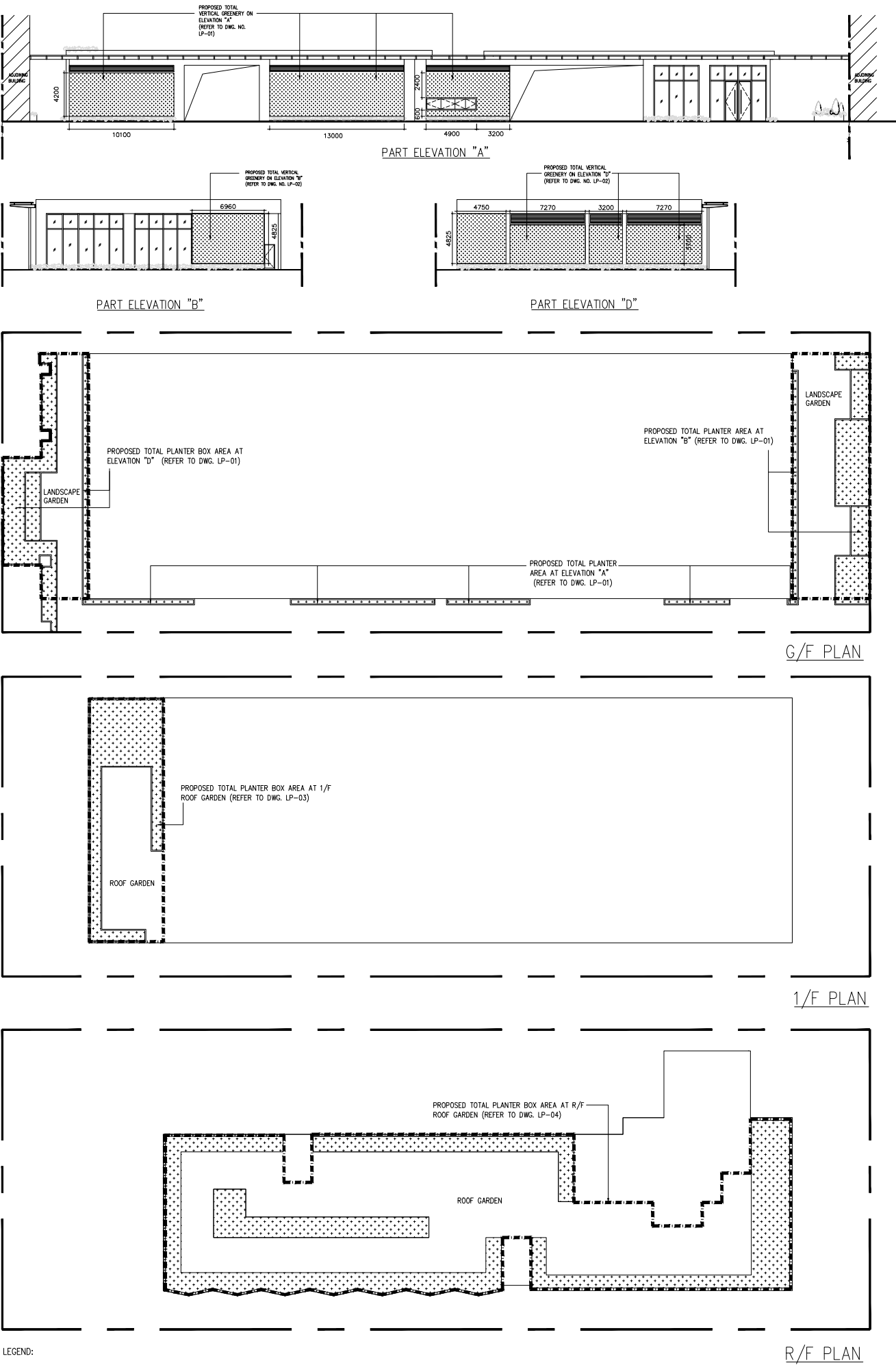
- SITE BOUNDARY
- TALL SHRUBS / SHAPED PLANT
- PLANTER BOX WITH FLOWERING SHRUBS & GROUND COVERS (SOFT LANDSCAPE)
- STONE PAVED WALKWAY (HARD LANDSCAPE)

LANDSCAPE PLAN (AT R/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 R/F ROOF GARDEN = 282.055 sq.m.

-	REVISION	JAN'26
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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 R/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
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DRAWING No. : LP-04		REV : A



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 :

R/F : FLAT ROOF GARDEN = 283.520 sq.m.

TOTAL PROVISION OF PLANTER BOX = 512.217 sq.m.

AREA AT OVERALL OF BUILDING :

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

= 512.217 sq.m. + 296.240 sq.m.

= 808.457 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 :

= 512.217 sq.m. (PLANTER BOX AREA) + 145.563 sq.m. (MAX. VERTICAL GREENERY AREA)

= 657.780 sq.m./ 2426.050 sq.m.

= 27.113% (>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.

R/F = 778.194 sq.m.

TOTAL PROVISION OF LANDSCAPE AREA = 1268.998 sq.m.

-	REVISION	JAN'26
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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

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Internal Transport Provisions

Parking Provisions and loading/unloading facilities

According to HKPSG, the car parking provision for the proposed development and the loading/unloading required for the proposed development are shown in **Table 1** and **Table 2**. The dimensions of the parking spaces stated in HKPSG are summarised in **Table 3**.

Table 1 Parking Provisions

Type of Development	Required Provisions	Proposed Provisions
Business Use "OU(B)" (Hotel) No. of Guestrooms: 1260	<u>Parking Spaces</u> Private Car: 1 car space per 100 Rooms ≈ 13 Private Car: 0.5 - 1 car space per 200m² GFA of conference and banquet facilities in hotel (1/F : 1300.307 sqm) $\approx 4 - 7$ <u>Loading / unloading</u> Goods Vehicle: 0.5 - 1 goods vehicle bay per every 100 Rooms $\approx 7 - 13$ <u>Lay-by for Taxi and Private Cars</u> Lay-by for Taxi and Private Cars: 4 no. of lay-by =>600 rooms ≈ 4 <u>Lay-by for Coach</u> Lay-by for coach: 3 no. of lay-by =>900 rooms ≈ 3	<u>Parking Spaces</u> Private Car: 22 (include 1 accessible parking spaces) <u>Motorcycle Spaces</u> Motorcycle : 6 <u>Loading / unloading</u> Goods Vehicle: 13 Heavy Goods Vehicle: 3 Light Goods Vehicle: 10 <u>Lay-by for Taxi and Private Cars</u> Taxi and Private Cars Lay-by: 4 <u>Lay-by for coach</u> Lay-by: 3

Table 2 Provision Details

Floor No.	Provisions
Ground Floor	● 3 nos. of HGV Loading / Unloading Spaces ● 3 nos. of Coach Lay-by ● 4 nos. of Taxi and Private cars lay-by ● 6 nos. of Motorcycle Parking Spaces
Basement 1 Floor	● 10 nos. of LGV Loading / Unloading Spaces ● 22 nos. of Private Car Parking Spaces (Include 1 accessible parking space)

Table 3 Parking Space Dimensions

Type of Parking Space	Size	References
Private Car Parking Space	2.5m(W) x 5.0m(L) x 2.4m(H)	Under HKPSG
Disabled Car Parking Space	3.7m(W) x 5.0m(L) x 2.4m(H) (Minimum width required is 3.5m)	
Motocycle Parking Spaces	1.0m(W) x 2.4m(L) x 2.4m(H)	
Light Goods Vehicle (L/UL)	3.5m(W) x 7.0m(L) x 3.6m(H)	
Heavy Goods Vehicle (L/UL)	3.5m(W) x 11.0m(L) x 4.7m(H)	
Coach (Lay-by)	3.5m(W) x 12.0m(L) x 3.8m(H)	

Access Arrangement and Swept Path Analysis

A 7.3m wide vehicular accesses for the proposed development is proposed to provide at Tai Yau Street as shown in **Drawing no.: Figure GF-1**.

As depicted in **Figures GF-1 to GF-1.20** and **Figures BF-1 to BF-1.32**, the results of the swept path analysis demonstrate that the proposed accesses are adequate for manoeuvring for private cars, goods vehicles and coaches. The design speed of the long vehicles in the swept path assessment **is 5 km/h during forward design speed; 2.5 km/h during reverse speed.**

Traffic controller(s) will be deployed to manage vehicle movements entering and exiting the site, to avoid potential conflicts with the surrounding road traffic. Clear guidelines and appropriate trainings would be provided to all patrol staff.

When vehicles are expected to enter or leave the proposed development, at least one traffic controller will be stationed at the access point to guide both vehicular and pedestrian movements, ensuring safe and orderly passage and preventing congestion or conflicts.

Conclusion

The provisions of loading/unloading spaces and the parking provisions can fulfil the HKPSG requirements. The swept path analysis has been carried out with private cars and goods vehicles and the results reveal that access is considered satisfactory. It is concluded that the design and provision of the proposed vehicular access, vehicle parking and the loading/unloading facilities and manoeuvring spaces for the proposed development are adequate and comply with the traffic engineering point of view.