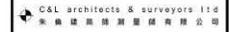


LEGEND:

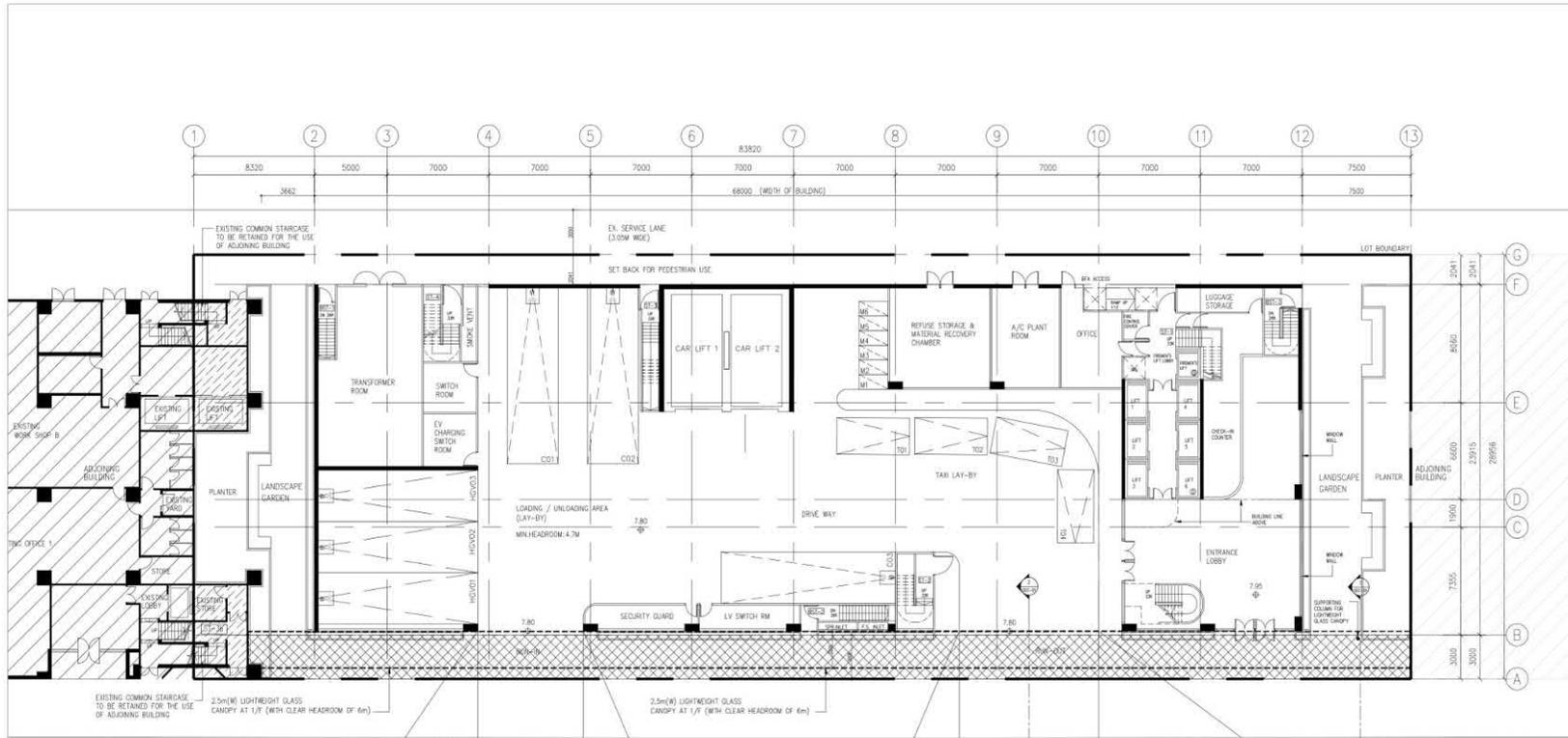
 SET BACK AREA TO BE DEDICATED FOR USE AS PUBLIC PASSAGE AT GROUND FLOOR LEVEL

BASEMENT FLOOR PLAN

-	REVISION	JAN/25
-	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 永昌建築測量師有限公司		
JOB No.: AA598		
DESIGNED: RL	DRAWN: NC	CHECKED: RL
APPROVED: JC		DATE:
PRINTED DATE:		DATE:
SCALE AT A2: 1:100	DRAWING No.: GBP-01	REV: B

參考編號
REFERENCE No.
A/K11/249

繪圖
DRAWING
A - 1



LEGEND:



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)

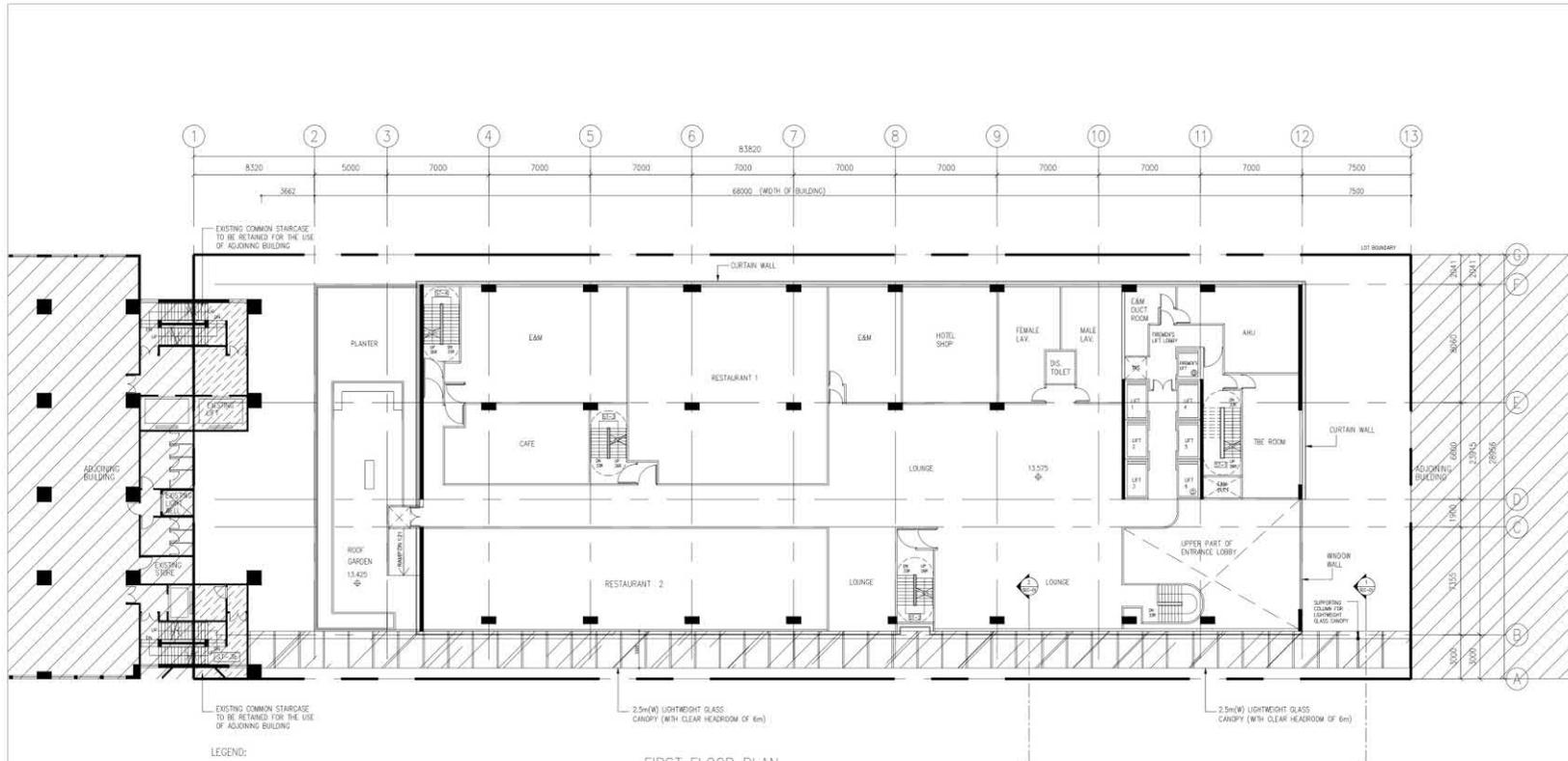
CAR PARKING PROVISION CALCULATION

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 (LOADING/UNLOADING)	1260 ROOMS	0.5-1/100 ROOMS	7-13	10
HGV (LOADING/UNLOADING)				3
MOTORCYCLE (PARKING SPACE)	NOT SPECIFIED	NOT SPECIFIED	NL	6

REVISION	JAN25	
DESIGN PROPOSAL	NOV25	
REV.	DESCRIPTION	DATE
PROJECT:		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE:		
GROUND FLOOR PLAN		
AUTHORIZED PERSON:		
C&L architects & surveyors ltd 永興建築測量師有限公司		
JOB No.: AA598		
DESIGNED: RL	DRAWN: NC	CHECKED: RL
APPROVED: JC		DATE:
PRINTED DATE:		SCALE AT A2:
DRAWING No.:		REV.:
GBP-02		B

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 2
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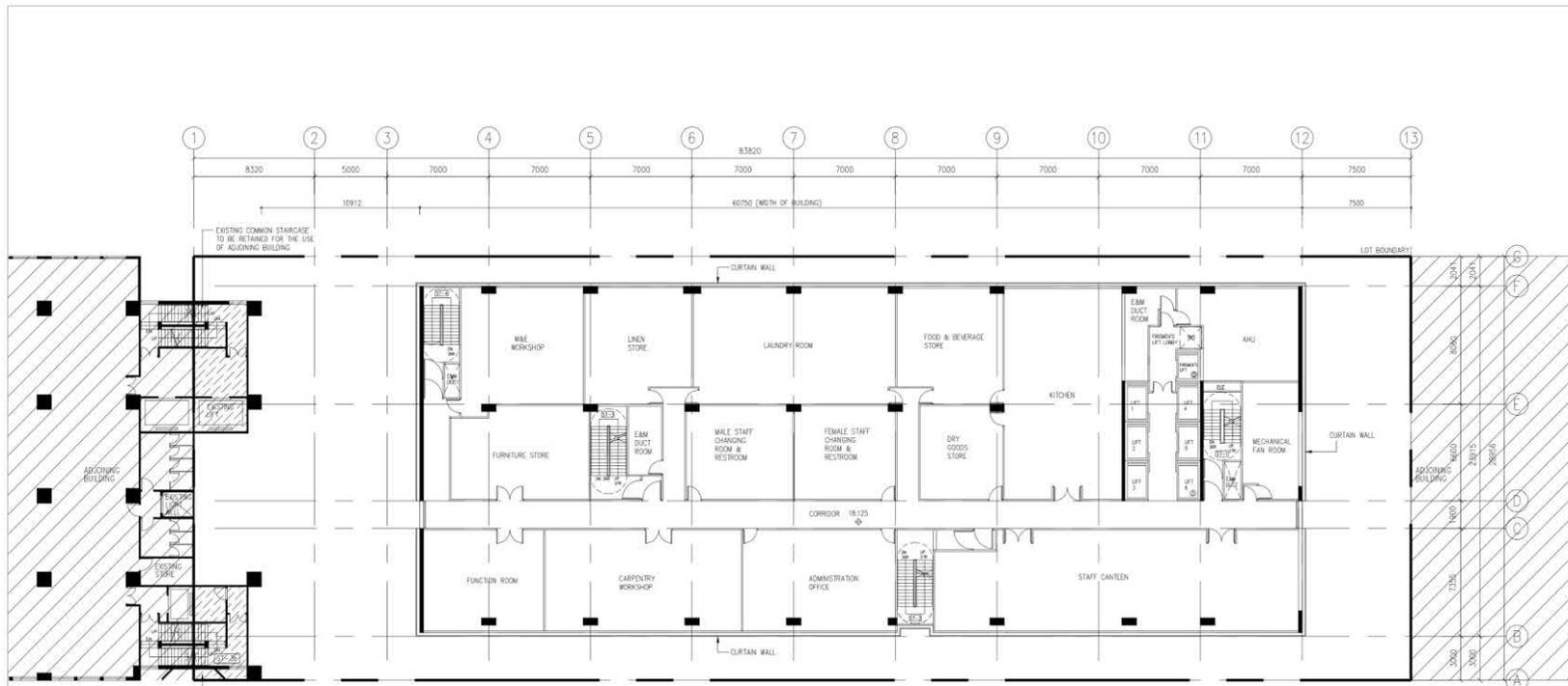
FIRST FLOOR PLAN

LEGEND:

- 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

REVISION	JAN25		
DESIGN PROPOSAL	NOV25		
REV.	DESCRIPTION	DATE	
PROJECT:			
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739 NP, 4739 S.A & 4739 S.B			
DRAWING TITLE:			
FIRST FLOOR PLAN			
AUTHORIZED PERSON:			
C&L architects & surveyors ltd 永 泰 建築 測量 師 行 有 限 公 司			
JOB No.: AA598			
DESIGNED: RL	DRAWN: NC	CHECKED: RL	APPROVED: JC
PRINTED DATE:		DATE:	
SCALE AT A2: 1/500	DRAWING No.: GBP-03	REV: A	

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 3
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SECOND FLOOR PLAN

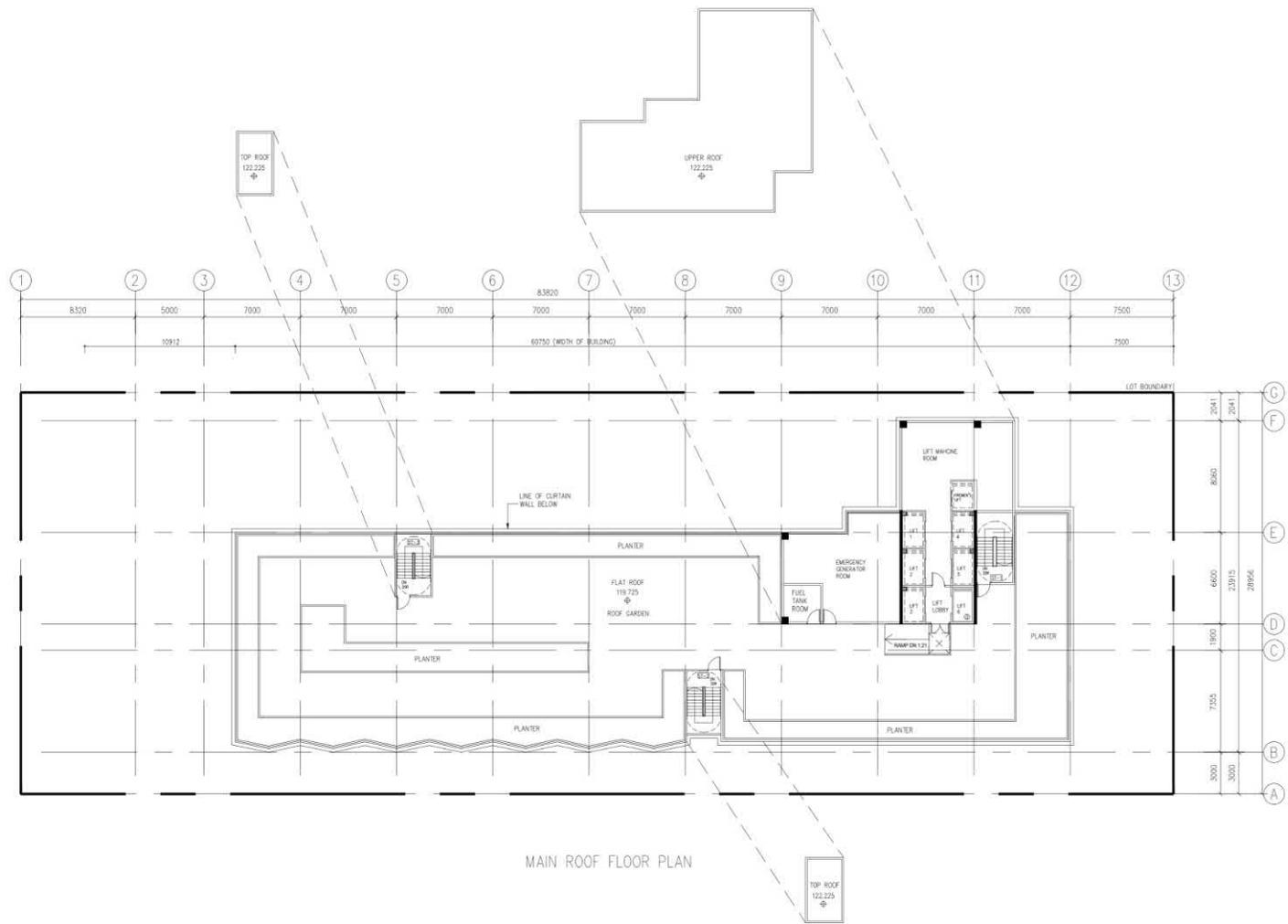
LEGEND:



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.

REV	REVISION	DATE
1	DESIGN PROPOSAL	NOV/25
2		
3		
PROJECT:		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE:		
SECOND FLOOR PLAN		
AUTHORIZED PERSON:		
 C&L architects & surveyors ltd 永 泰 建築 測量 師 行 有 限 公 司		
JOB No. AA598		
DESIGNED:	DRAWN:	CHECKED:
RL	NC	RL
APPROVED:	DATE:	
JC		
PRINTED DATE:	DATE:	
SCALE AT A2		REV:
DRAWING No.:		A
GBP-04		

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 4
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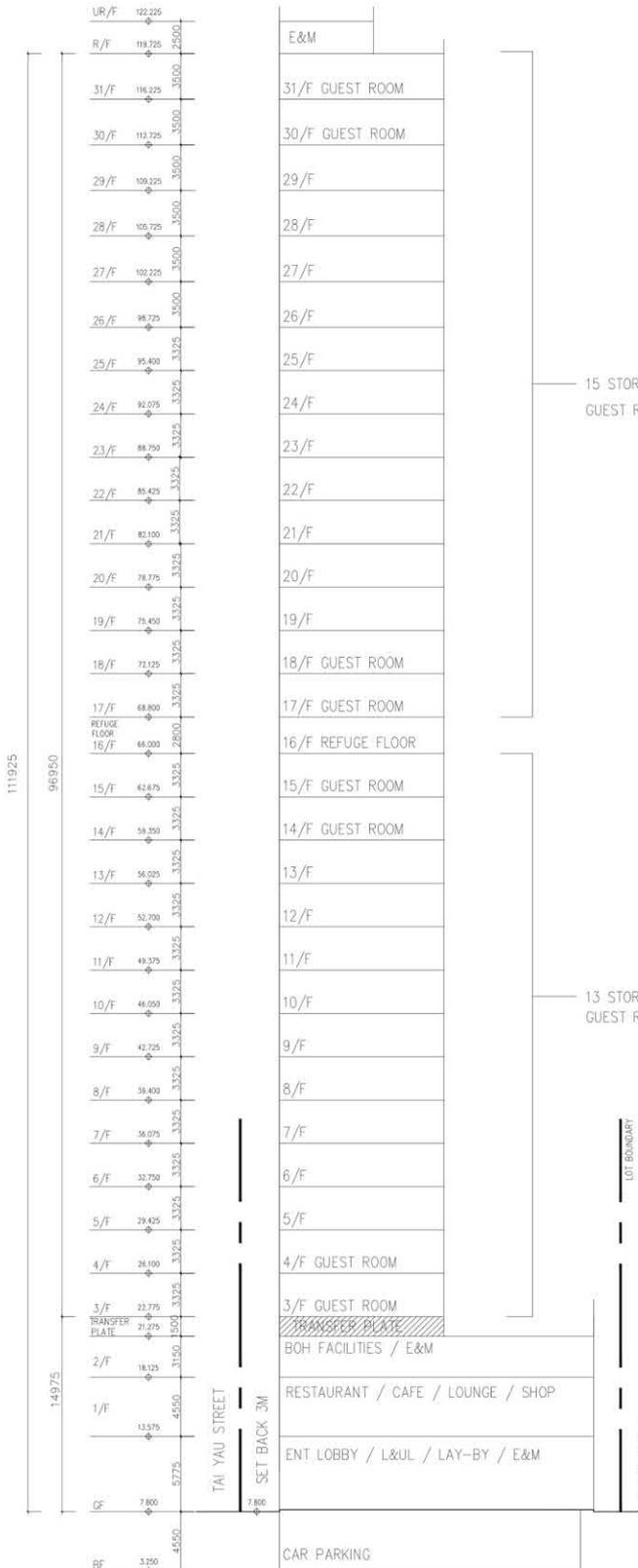


REVISION			JAN25
DESIGN PROPOSAL			NOV25
REV	DESCRIPTION	DATE	
PROJECT:			
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739 NP, 4739 S.A & 4739 S.B			
DRAWING TITLE:			
ROOF FLOOR PLAN			
AUTHORIZED PERSON:			
 永倫建築測量師有限公司			
JOB No.: AA598			
DESIGNED	DRAWN	CHECKED	APPROVED
RL	NC	RL	JC
PRINTED DATE:		DATE:	
SCALE AT A2		DRAWING No.:	REV:
1:1000		GBP-09	A

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 6
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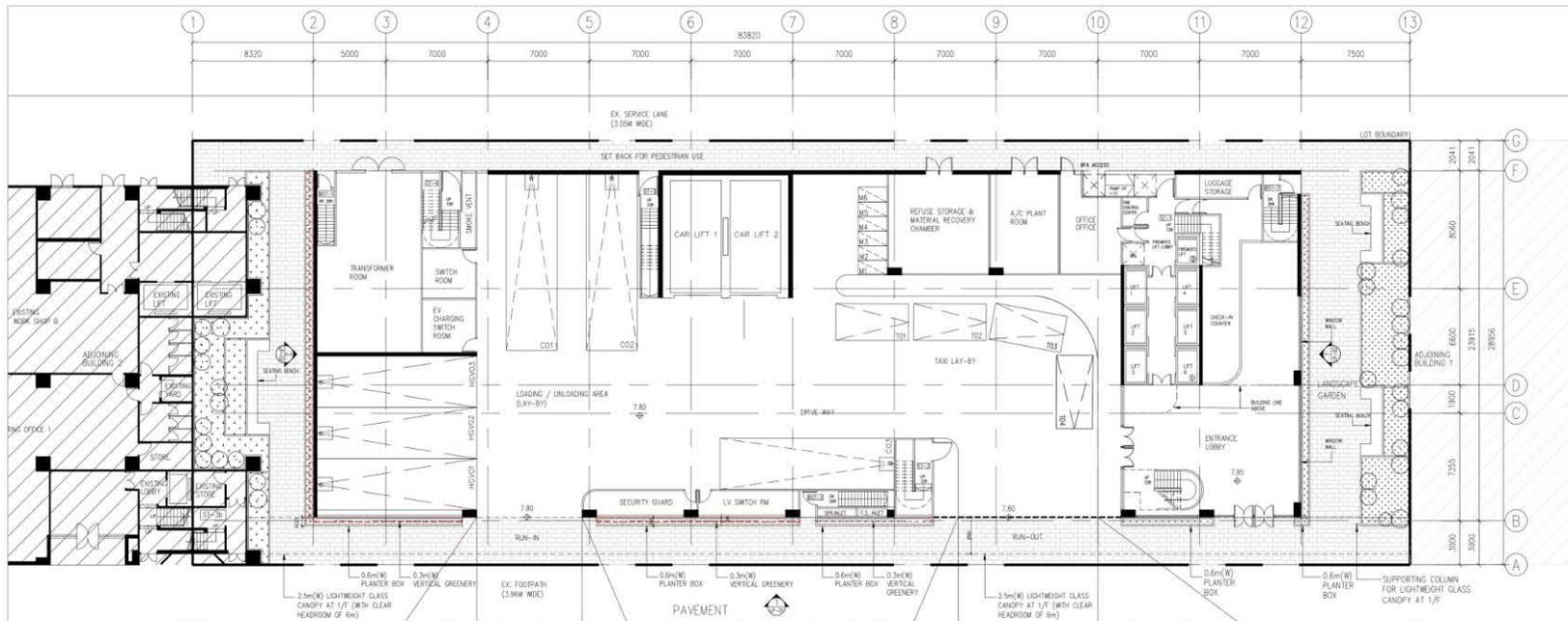
Schedule of Accommodation, 20-24 Tai Yau Street, San Po Kong, Kowloon

Site Area:	2,426.050 sq.m.
Lots:	N.K.I.L.s 4735, 4736, 4737, 4738, 4739 RP, 4739 s.A & 4739 s.B
Class of Site:	A
Permissible Plot Ratio:	12 (Under OZP)
Permissible GFA:	29,112.600 sq.m.
Total Permissible GFA:	29,112.600 sq.m.
Total Permissible Plot Ratio:	12,000
Permissible Building Height:	120mPD 120mPD - 7.8mPD (mean street level) = 112,200m
Permissible Site Coverage:	Not exceeding 100% below 15m Not exceeding 60% above 15m
Proposed Use of Floor:	Basement Car Parking / E&M G/F Entrance Lobby / Loading & Unloading / Drop-off / E&M 1/F Restaurant / Cafe / Lounge / Shop 2/F Back of House Facility / E&M 2/F- 3/F Slab Transfer Plate 3/F-15/F Guest Room 16/F Refuge Floor 17/F-31/F Guest Room R/F Roof Garden, E&M
Proposed Site Coverage:	Below 15m : 76.665% (1,859,921 sq.m) Above 15m : 43.958% (1,066,447 sq.m)
Proposed Height of Building:	111.925m (119.725 mPD)
Proposed GFA per floor:	G/F 435.094 sq.m 1/F 1,300.307 sq.m. (include the GFA of canopy at 1/F) 2/F 610.132 sq.m. 3/F 931.708 sq.m. 4/F-15/F & 17/F-31/F 928.703 sq.m. (per floor) x 27 floors = 25,074.981 sq.m. R/F 9,112 sq.m. Staircase 750.00 sq.m (NKILs, 4739s.A & s.B)
Proposed Total GFA:	29,111.334 sq.m.
Proposed Plot Ratio:	12,000
Proposed no. of Storeys:	33 storeys (include 1 storey basement & 1 storey refuge floor)
Proposed no. of Guest Rooms:	1260

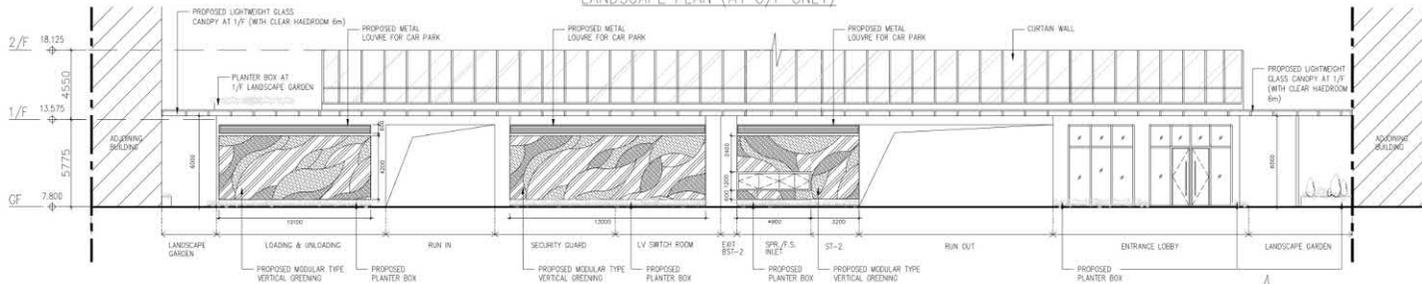


DIAGRAMMATIC SECTION (N.T.S.)

SCALE: 1/50 (ELEVATION) 1/100 (SECTION) 1/200 (PLAN)		CHECKED: [Signature] DATE: [Date]		APPROVED: [Signature] DATE: [Date]	
PROJECT: REFERENCE NO. 2024-TAI YAU STREET 4735, 4736, 4737, 4738, 4739 RP, 4739 s.A & 4739 s.B					
DRAWING TITLE: SCHEDULE OF ACCOMMODATION					
AUTHORIZED PERSON: [Signature] 李國權 建築師事務所 11/F 李 國 權 建 築 師 事 務 所 有 限 公 司					
REVISION	NO.	DATE	BY	REASON	DATE
1	1			DELETED REDUNDANT INFORMATION	



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



① PART ELEVATION "A" FACING TAI YAU STREET

LEGEND:

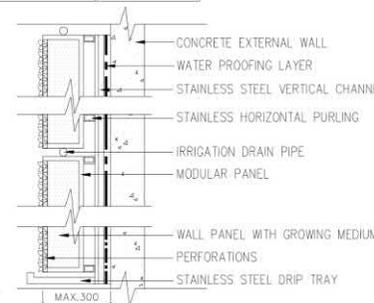
- SITE BOUNDARY
- TALL SHRUBS / SHAPED PLANT
- ▨ PLANTER BOX WITH FLOWERING SHRUBS & GROUND COVERS (SOFT LANDSCAPE)
- ▩ STONE PAVED WALKWAY (HARD LANDSCAPE)
- MODULAR VERTICAL GREENING

PROPOSED SPECIES FOR MODULAR TYPE VERTICAL GREENING	
	EPIPREMNUM AUREUM (黃金葛)
	PEPEROMIA OBTUSIFOLIA (橫草)
	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	
HYMENOCALLIS AMERICANA	400 X 400	350	

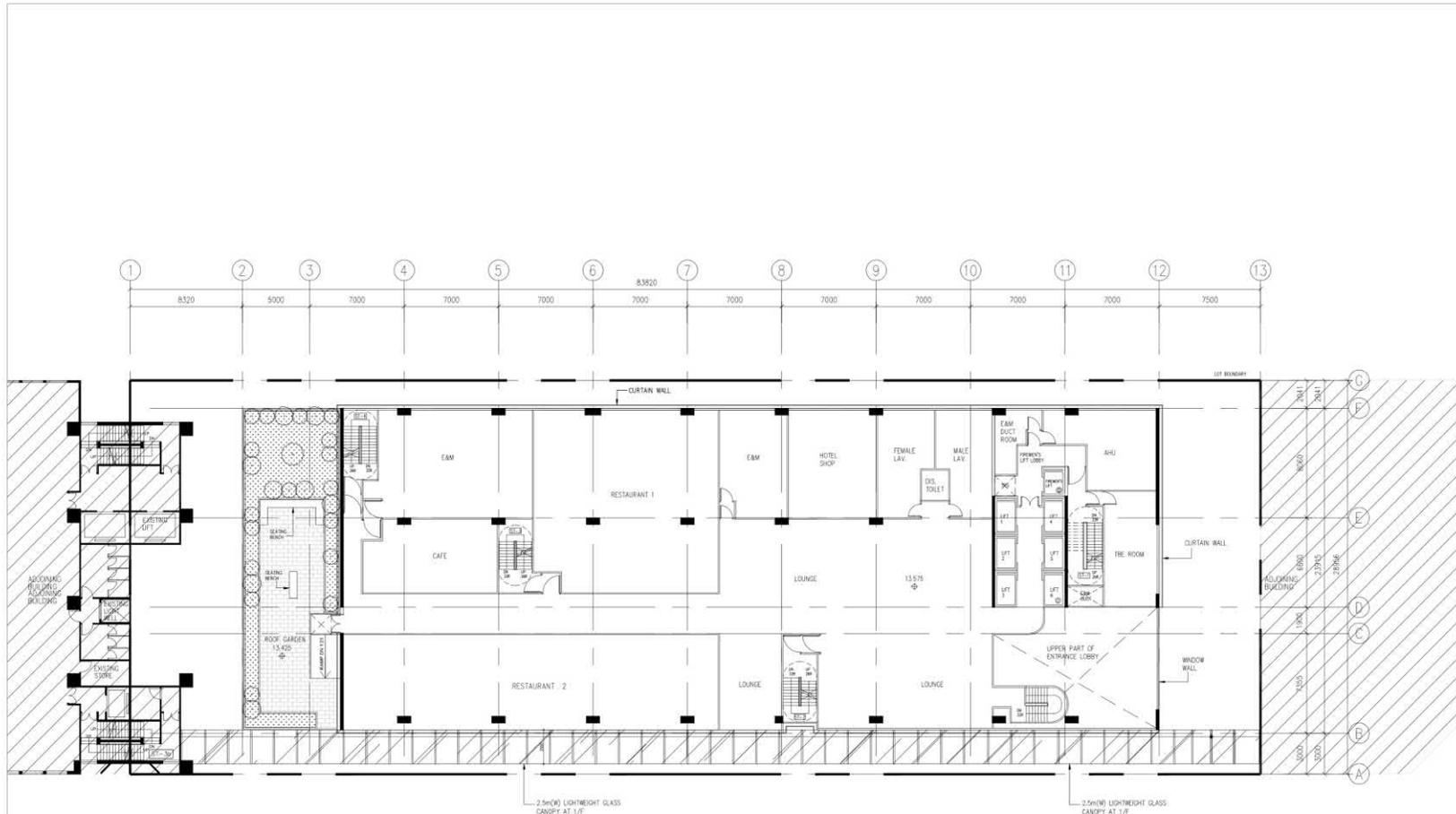
PROPOSED TOTAL PLANTER BOX AREA ON ELEVATION "A" = 15.782 sq.m. PROPOSED TOTAL VERTICAL GREENERY ON ELEVATION "A" = 151.600 sq.m.



TYPICAL SECTION OF PROPOSED MODULAR VERTICAL GREENING (附-26)

REVISION	JAN28		
DESIGN PROPOSAL	NOV25		
REV. DESCRIPTION	DATE		
PROJECT:			
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739, 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 永業建築測量師有限公司			
JOB No.: AA598			
DESIGNED: RL	DRAWN: NC	CHECKED: RL	APPROVED: JC
PRINTED DATE:	DATE:		
SCALE AT A2	DRAWING No.:	REV.:	
1:100	LP-01	A	

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 8
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LEGEND:

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

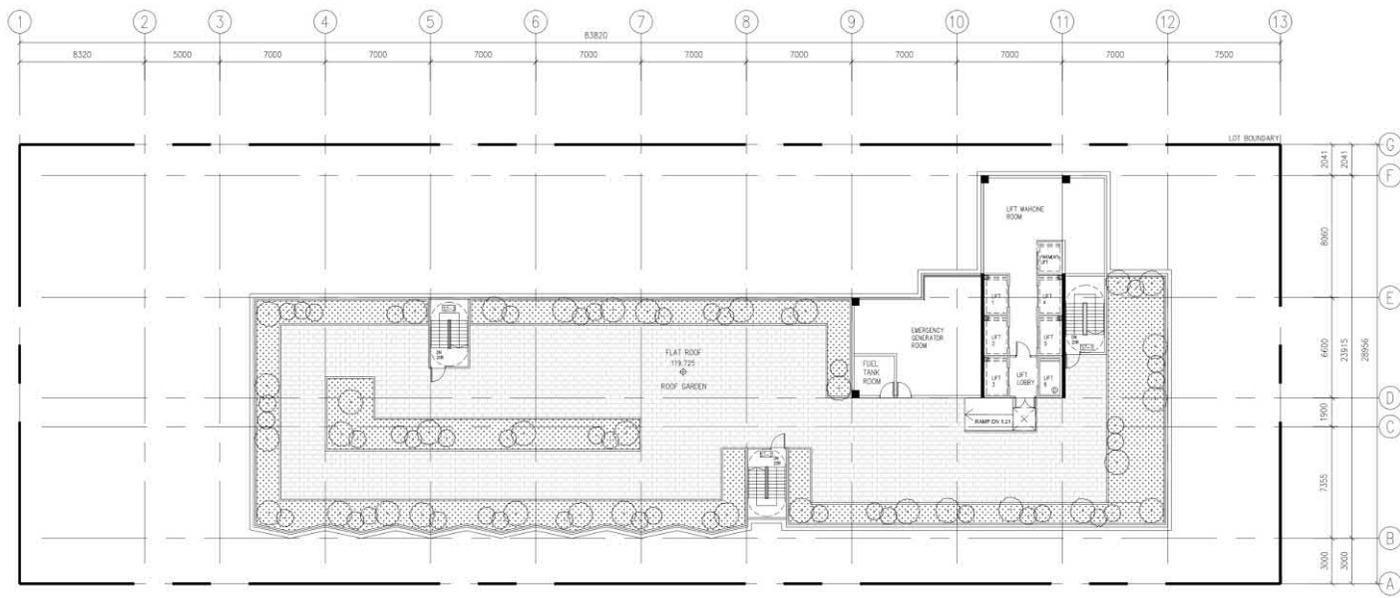
LANDSCAPE PLAN (AT 1/5 ONLY)

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

PROPOSED TOTAL PLANTER AREA ON 1/5 LANDSCAPE GARDEN = 73.710 sq.m.

REV	REVISION	DATE
1	DESIGN PROPOSAL	NOV 23
2	DESCRIPTION	DATE
PROJECT:		
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 4735, 4736, 4737, 4738, 4739 RP, 4739 S.A & 4739 S.B		
DRAWING TITLE:		
LANDSCAPE PLAN (AT 1/5 ONLY)		
AUTHORIZED PERSON:		
C&L architects & surveyors ltd 永興建築測量有限公司		
JOB No: AA598		
DESIGNED RL	DRAWN NC	CHECKED RL
APPROVED JC		DATE:
PRINTED DATE:		DATE:
SCALE AT A2 1:500	DRAWING No: LP-03	REV: A

參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 9
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- LEGEND:
- 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
HYMENOCALLIS AMERICANA	400 X 400	350

PROPOSED TOTAL PLANTER AREA ON R/F ROOF GARDEN = 282,055 sq.m.

REVISION	JAN28		
DESIGN PROPOSAL	NOV25		
REV. DESCRIPTION	DATE		
PROJECT:			
REDEVELOPMENT OF NOS. 20-24 TAI YAU STREET SAN PO KONG, KOWLOON, N.K.L.L. 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 榮兆隆建築測量師有限公司			
JOB No.: AA598			
DESIGNED: RL	DRAWN: NC	CHECKED: RL	APPROVED: JC
PRINTED DATE:		DATE:	
SCALE AT A2: 1/500		DRAWING No.: LP-04	
		REV: A	

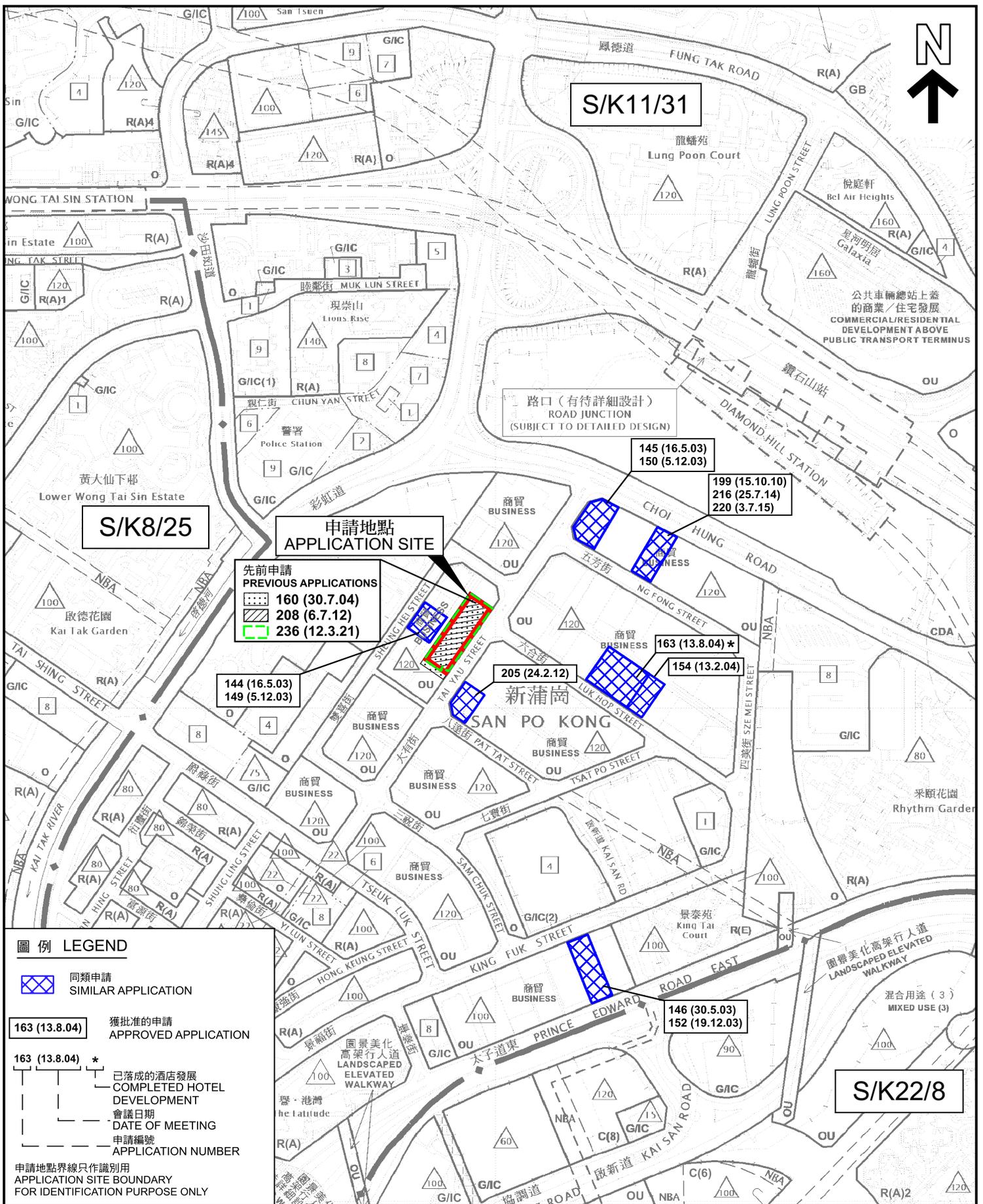
參考編號 REFERENCE No. A/K11/249	繪圖 DRAWING A - 10
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DESIGNER: AAS58 DRAWN: [] CHECKED: [] DATE: [] SCALE: 1/50 TITLE: []		PROJECT: [] DESIGN NO.: [] DATE: []		DEVELOPER: [] ADDRESS: [] CONTACT: []		PHOTOGRAPH OF THE PROPOSED HOTEL (FOR REFERENCE ONLY)		AUTHORIZED PERSON: [] COMPANY: []	
---	--	--	--	--	--	--	--	--	--

參考編號
 REFERENCE No.
 A/K11/249

繪圖
 DRAWING
 A - 11



位置圖 LOCATION PLAN

擬議酒店並略為放寬非建築用地限制
九龍新蒲崗大有街20-24號
PROPOSED HOTEL WITH
MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION
20-24 TAI YAU STREET,
SAN PO KONG, KOWLOON

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES METRES

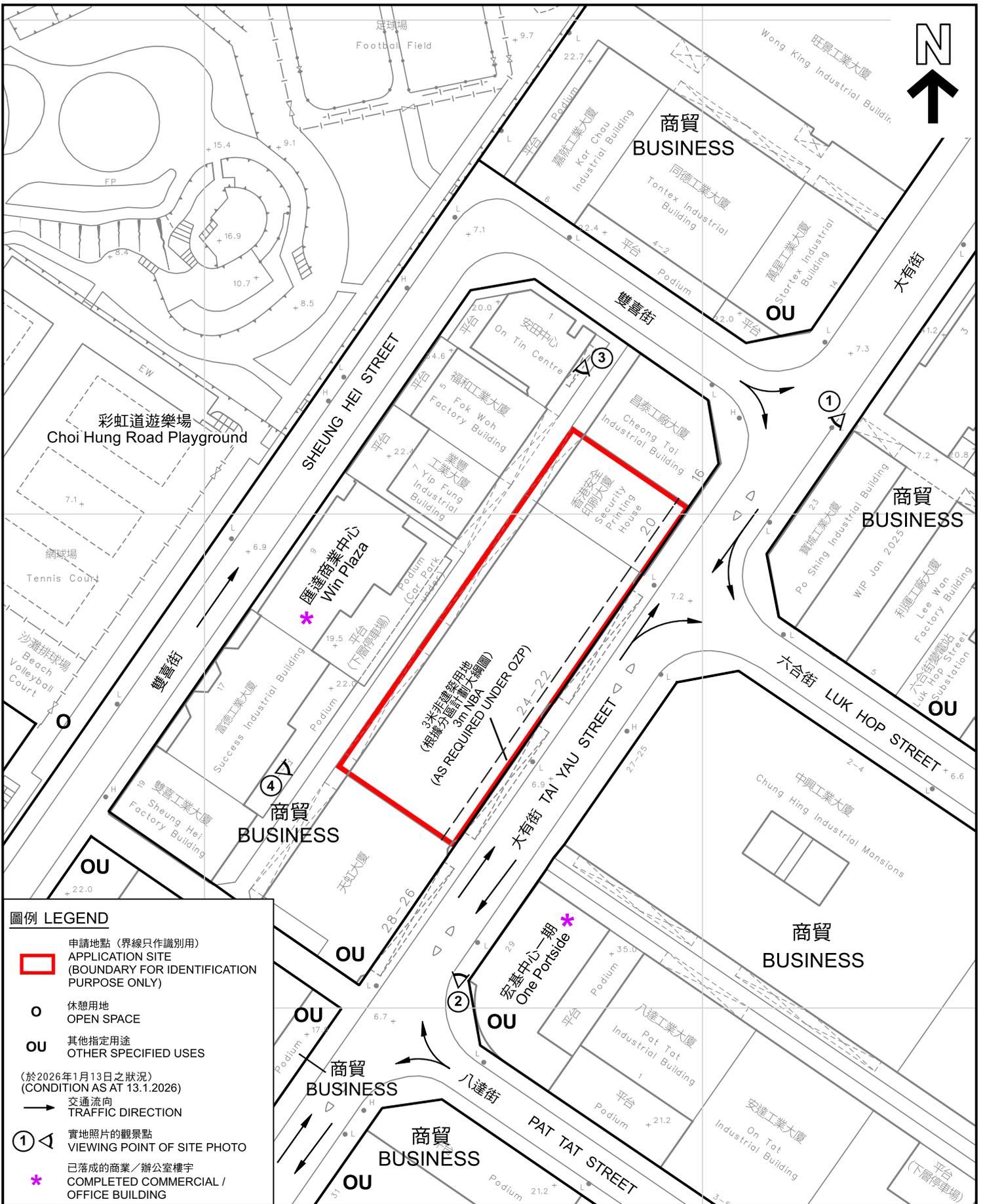


規劃署
Planning Department

參考編號
REFERENCE No.
A/K11/249

圖 PLAN
A - 1

本摘要圖於2026年2月20日擬備，所根據的資料為於2023年4月25日核准的分區計劃大綱圖編號S/K8/25、於2023年4月25日核准的分區計劃大綱圖編號S/K11/31和於2022年10月18日核准的分區計劃大綱圖編號S/K22/8
EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON OUTLINE ZONING PLANS No. S/K8/25 APPROVED ON 25.4.2023, S/K11/31 APPROVED ON 25.4.2023 AND S/K22/8 APPROVED ON 18.10.2022



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 - 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
- (於2026年1月13日之狀況)
(CONDITION AS AT 13.1.2026)
- 交通流向
TRAFFIC DIRECTION
 - 1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
 - * 已落成的商業 / 辦公室樓宇
COMPLETED COMMERCIAL / OFFICE BUILDING

本摘要圖於2026年2月16日擬備，
所根據的資料為測量圖編號11-NE-6D
EXTRACT PLAN PREPARED ON
16.2.2026 BASED ON SURVEY SHEET
No. 11-NE-6D

平面圖 SITE PLAN

擬議酒店並略為放寬非建築用地限制
九龍新蒲崗大有街20-24號
PROPOSED HOTEL WITH
MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION
20-24 TAI YAU STREET,
SAN PO KONG, KOWLOON

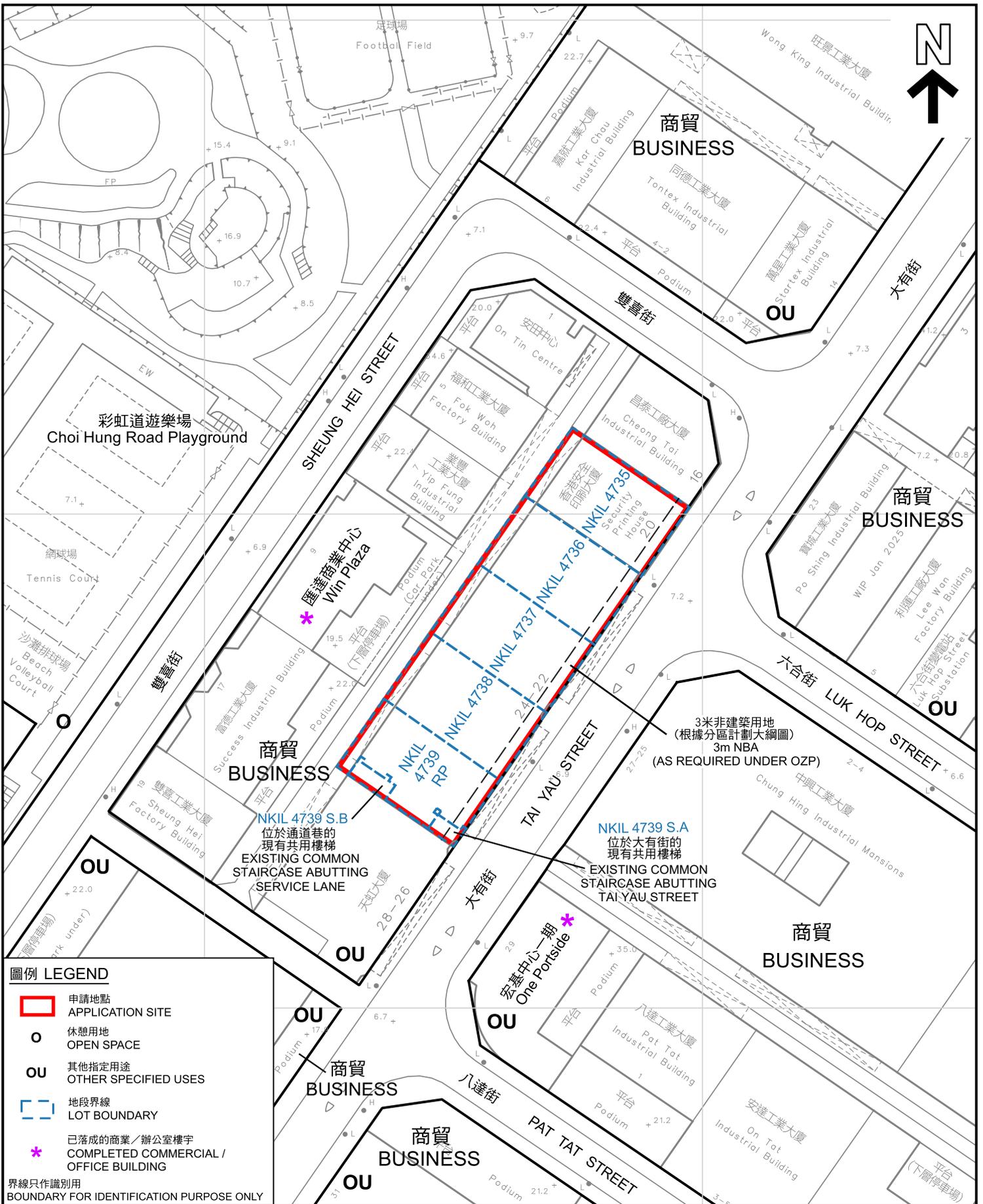
SCALE 1:1 000 比例尺
米 METRES 20 0 20 40 米 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K11/249

圖 PLAN
A - 2



圖例 LEGEND

- 申請地點
APPLICATION SITE
- 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- 地段界線
LOT BOUNDARY
- * 已落成的商業 / 辦公室樓宇
COMPLETED COMMERCIAL / OFFICE BUILDING

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

擬議酒店並略為放寬非建築用地限制
九龍新蒲崗大有街20-24號
PROPOSED HOTEL WITH
MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION
20-24 TAI YAU STREET,
SAN PO KONG, KOWLOON

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES METRES

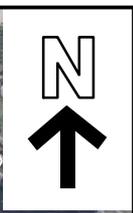
本摘要圖於2026年2月16日擬備，
所根據的資料為測量圖編號11-NE-6D
EXTRACT PLAN PREPARED ON
16.2.2026 BASED ON SURVEY SHEET
No. 11-NE-6D



規劃署
Planning Department

參考編號
REFERENCE No.
A/K11/249

圖 PLAN
A - 3



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2026年2月13日擬備，
所根據的資料為地政總署於2024年11月8日
拍得的航攝照片編號E242297C和E242299C
EXTRACT PLAN PREPARED ON 13.2.2026
BASED ON AERIAL PHOTOS No.
E218679C AND E242299C TAKEN ON
8.11.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

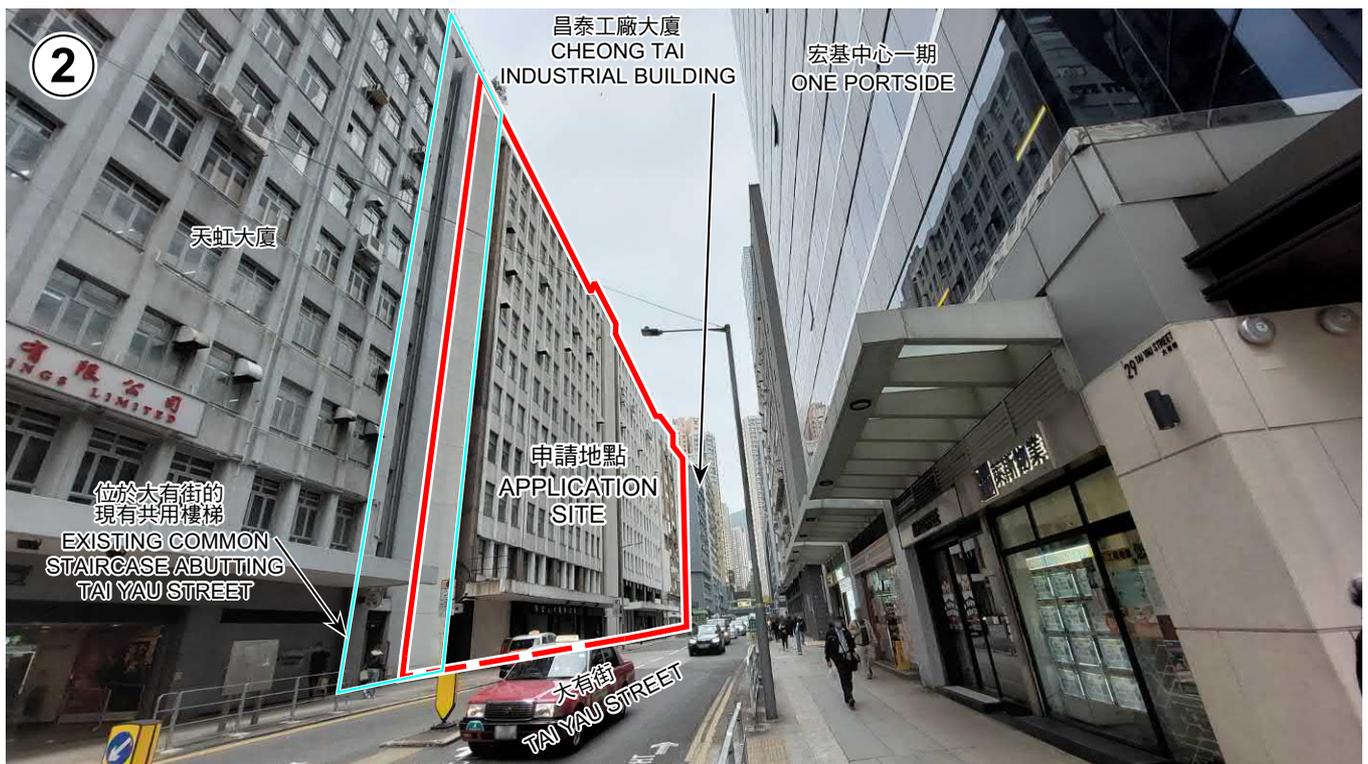
擬議酒店並略為放寬非建築用地限制
九龍新蒲崗大有街20-24號
PROPOSED HOTEL WITH
MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION
20-24 TAI YAU STREET,
SAN PO KONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K11/249

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年2月13日擬備，所根據的資料為攝於2026年1月21日的實地照片
PLAN PREPARED ON 13.2.2026
BASED ON SITE PHOTOS
TAKEN ON 21.1.2026

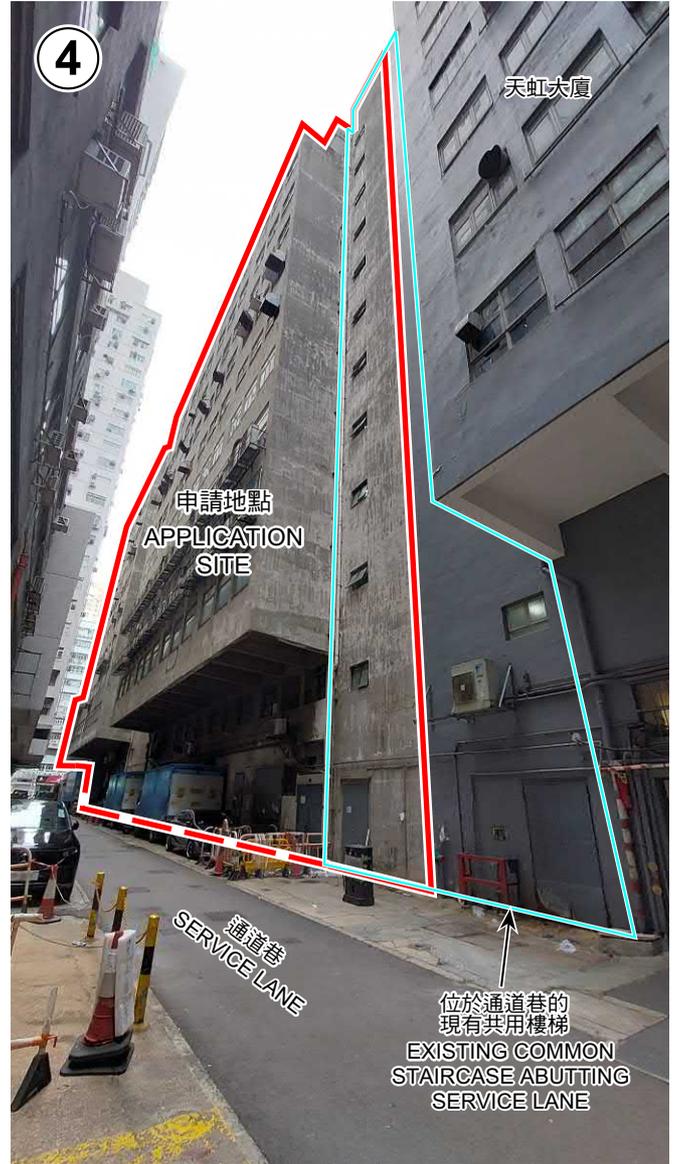
擬議酒店並略為放寬非建築用地限制
九龍新蒲崗大有街20-24號
PROPOSED HOTEL WITH
MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION
20-24 TAI YAU STREET,
SAN PO KONG, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K11/249

圖 PLAN
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界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2026年2月13日擬備，所根據的資料為攝於2026年1月21日的實地照片
PLAN PREPARED ON 13.2.2026
BASED ON SITE PHOTOS
TAKEN ON 21.1.2026

實地照片 SITE PHOTOS

擬議酒店並略為放寬非建築用地限制
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圖 PLAN
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