



Date: 17th April 2026

Pages: 6 + Appendices
BY HAND AND BY EMAIL
(tpbpd@pland.gov.hk)

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**FOR PROPOSED FLAT WITH SHOP AND SERVICES/EATING PLACE IN “COMMERCIAL”
ZONE ON DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/32 AT 42-44 YIU WA
STREET AND 28-29 CANAL ROAD EAST, HONG KONG**

APPLICATION NO. A/H5/423 – Further Information (1)

References are made to the emails dated 23 March 2026 and 9 April 2026 from the Planning Department regarding the technical comments received from various departments. To address these comments, please find attached the Response-to-Comment (RtC) table together with the relevant supplementary documents for your consideration.

In this submission, the technical impact assessments have been incorporated into the responses to the departmental comments. The development scheme has been revised to include the proposed mitigation measures. The changes, including the removal of planters on the G/F and minor amendments to the room layout from 5/F to 29/F, do not result in any material change to the nature of the application. The relevant paragraphs of the Planning Statement have also been updated accordingly.

The following appendices are enclosed with this submission:

- Appendix 1 – Proposed Development Scheme**
- Appendix 2 – Landscape Plans**
- Appendix 3 – Traffic Impact Assessment**
- Appendix 4 – Environmental Assessment**
- Appendix 5 – Drainage and Sewerage Impact Assessment**
- Appendix 6 – Extract of Revised Planning Statement**
- Appendix 7 – Extract of Revised Application Form**

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED


Greg Lam

